

CITY COUNCIL REPORT



MEETING DATE: October 24, 2005

ITEM NO.

4

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Equestria Villas - 10-GP-2005

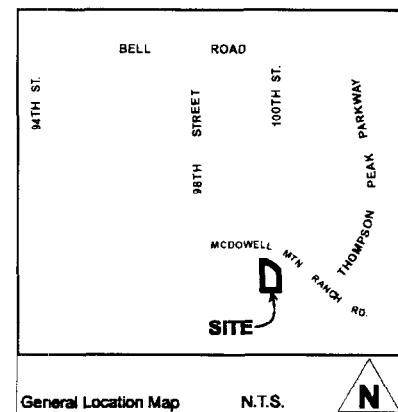
REQUEST

Request:

- 1) A major General Plan Amendment of the Land Use Element from Cultural/Institutional or Public Use to Urban Neighborhoods on a 4 +/- acre parcel located on the south side of McDowell Mountain Ranch Road, 1/4 mile west of Thompson Peak Parkway (9975 E. McDowell Mountain Ranch Road).
- 2) To adopt Resolution No. 6766 affirming the above General Plan Amendment.

Key Items for Consideration:

- The proposed General Plan amendment may conflict with the character, land use intensity and goals for future development of WestWorld.
- One letter of opposition has been received regarding increased traffic levels using McDowell Mountain Ranch Road. Many of the issues associated with a prior 2003 case on the site for Employment and Industrial use have been resolved.
- The General Plan case is being separately considered from the rezoning case (16-ZN-2005) for this site.
- Planning Commission voted to recommend approval (6-1), then upon reconsideration voted to recommend denial (4-3).



Related Policies, References:

The area is located within the Horseman's Park East Planned Community District (PCD) zoning district. The Horseman's Park East PCD provides a maximum allowable floor area ratio and building setbacks, overall development guidelines and provisions for protection of the Verde Canal.

Related Policies, References:

- Case 33-ZN-2000 – created the Horseman's Park Planned Community District (PCD) in the area in 2000.
- Case 3-GP-2003 and 11-ZN-2003 proposed to amend the General Plan to Employment to support Industrial District, which was withdrawn by the applicant due to neighborhood concern.

OWNER	Judy A Thomas Family Trust 480-948-3590
APPLICANT CONTACT	John Thomas 480-948-3590
LOCATION	9975 E. McDowell Mountain Ranch Road; west of the southwest corner of McDowell Mountain Ranch Road and Thompson Peak Parkway
BACKGROUND	<p>Zoning.</p> <p>The site is zoned Single Family Residential (R1-35 PCD ESL) District, and is situated within a Planned Community Development (PCD) known as Horseman's Park East and is contained in the Environmentally Sensitive Lands area.</p> <p>General Plan.</p> <p>The General Plan Land Use Element currently designates the property as <u>Cultural/Institutional and Public Use</u>. This land use category provides for a variety of public and private facilities including government buildings, schools, private and public utilities, and airports, and includes facilities such as the WestWorld equestrian facility.</p> <p>The proposal is to amend the General Plan Land Use Element to <u>Urban Neighborhoods</u>. This category includes areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices (e.g., pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.</p> <p>Context.</p> <p>This site is situated south of McDowell Mountain Ranch Road, ¼ mile west of Thompson Peak Parkway. The surrounding property has the following General Plan categories and zoning designations:</p> <ul style="list-style-type: none">• West, Single Family Residential (R1-35 PCD ESL) (Winstar Pro) and Western Theme Park (W-P) zoning for WestWorld to the southwest, with the General Plan Land Use Category of Cultural/Institutional,• South, Single Family Residential (R1-35 ESL), currently under State ownership and part of the Winstar Pro application, with a General Plan Land Use Category of Cultural/Institutional,• East, Planned Convenience Center (P.Co.C ESL) for the Giant gas station with the General Plan Land Use Category of Commercial, and McDowell Mountain Ranch (R1-5 ESL) located ¼ mile to the east across Thompson Peak Parkway, with the General Plan Land Use Category of Suburban Neighborhoods,• North, Single Family Residential (R1-5 PCD ESL), Horseman's Park Subdivision to the north and the Dakota Apartments (R-5) toward the northeast across McDowell Mountain Ranch Road, with the General

Plan Land Use Category of Suburban and Urban Neighborhoods.

**APPLICANT'S
PROPOSAL**

General Plan Amendment

The request is to amend the General Plan Land Use Element from Cultural Institutional and Public Use to Urban Neighborhoods. The Urban Neighborhoods Category provides for zoning districts generally having residential densities of eight (8) or more dwelling units per acre and includes the Multi-family Residential (R-5) zoning district. The densities proposed for the site are 12 to 16 DU/acre or approximately 52 to 69 townhouse units. Following the Planning Commission meeting, the applicant reiterated a commitment made to neighbors in November 2003 stating that if R-5 zoning was approved, the Thomas property would be developed at a density equivalent to the Dakota Apartments to the north (13.1 du/ac). Urban Neighborhoods designation in this location is considered to be a buffer between WestWorld and the single family designation to the north. In addition, with proper placement of buildings and location of buffers, potential adverse impacts may be mitigated. A requirement for the provision of written notification to townhouse purchasers of the proximity and potential affects of WestWorld will act to reduce negative impacts and promote compatibility of land uses.

Key Issues.

- The development of the multi-family residential use on the property may in the future create conflicts between the residential uses and the equestrian character and use of the WestWorld equestrian facility, due to light, dust and traffic.
- The Old Verde Canal bisects this property and is the most significant feature on the site.
- In 2003 the applicant requested a major General Plan Amendment to allow commercial/industrial offices on this property.
- Property could be developed under current R1-35 zoning without a General Plan Amendment.

Development information.

- *Existing Use:* Undeveloped site containing desert vegetation and the Verde Canal
- *Buildings/Description:* Proposed 2 story (north) and 3 story (south) multi-family units
- *Parcel Size:* 3.92 +/- acre (net) property, (4.31 acres gross)
- *Building Height Allowed:* 36 feet above natural grade per ESL, proposed townhouses will be 2 and 3 stories and have heights of 28 to 36 feet
- *Existing Building Height:* None
- *Density:* The conceptual site plan provides for 52 to 69 townhouse units more or less, or 12 to 16 DU/Acre

- *Floor Area:* Allowed 0.40 per PCD
- *Other:* Protection of the Verde Canal and provision of public trail easement

**GENERAL PLAN
ANALYSIS****Land Use Element:**

The designation of Cultural/Institutional for this area of the city was established for the WestWorld equestrian facilities to the area south and west of this property. It was originally anticipated that this general area would include a mixture of uses focusing on the equestrian facilities and recreation and tourism facilities supporting the WestWorld complex.

Analysis:

Several General Plan Land Use Categories including Cultural Institutional, Commercial and Urban and Suburban Neighborhoods surround this property. WestWorld is a developed equestrian facility, providing amenities for both visitors and residents with large-scale special events held on the site. Development of properties surrounding WestWorld must recognize the potential impacts of the keeping, care and feeding of horses and associated special events. Proper placement of buildings and provision of adequate buffers to screen views and reduce the impact of noise, lighting and odor must be integrated with the development of adjacent residential areas. Concern exists regarding development of additional residential uses in proximity of WestWorld.

Consideration of the McDowell Mountain Ranch subdivision toward the east and Horseman's Park subdivision to the north is also important with respect to determining the land use designation of the subject site. The site is located within the Lower Desert Landform of the ESL Ordinance and will require the dedication of Natural Area Open Space in accordance with the ESL provisions of the Zoning Ordinance.

Traffic.

A Transportation Impact Mitigation Analysis was conducted for this site. The Equestria Villas and the Winstar Pro properties were analyzed together to determine the traffic impact to the surrounding street network. The preliminary assessment concludes that the approval of the proposed General Plan changes, development of 160 to 240 multi-family dwelling units on the total 16-acre site will generate up to 1,593 vehicles per day to and from the subject area with an estimated 121 trips occurring during the a.m. peak hour and 150 trips occurring during the p.m. peak hour. This represents an increase of 1,411 daily trips over site development under the existing General Plan.

The existing road network is capable of accommodating the additional traffic generated by the requested amendment, however the increased traffic has been expressed as a concern by the neighborhood north of the site (Attachment #12). The Verde Canal and proposed public trail easement runs through the site from northwest to southeast corner of the site and will be addressed as an open space amenity corridor with the site plan.

Capacity calculations were completed for the adjacent signalized intersection of Thompson Peak Parkway and McDowell Mountain Ranch Road and for the

unsignalized site driveway. The intersection of Thompson Peak Parkway and McDowell Mountain Ranch Road is expected to operate at an acceptable level of service (LOS D or better for all movements) with the addition of site traffic and a lane re-configuration on the eastbound approach. All unsignalized intersections are also expected to operate at acceptable levels of service.

Currently, McDowell Mountain Ranch Road (45-foot half street Major Collector) is carrying 18,900 vehicles per day east of Thompson Peak Parkway and 4,600 vehicles per day west of Thompson Peak Parkway; it has a design capacity of 35,000 vehicles per day.

Water/Sewer.

City sewer and water facilities exist within McDowell Mountain Road, along the frontage of the property. Sewer and water connections will be provided from the site to the development at the developer's cost and will not impact on the existing system.

Fire.

The Fire Department has reviewed the application and indicates adequate fire protection access is provided to the site.

Schools District comments/review.

The Scottsdale Unified School District has been notified of this application. No objections have been expressed regarding this proposal.

Open space, scenic corridors.

The Horseman's Park East PCD provides for the protection of the Verde Canal, which has been identified as a historical/archeological resource for the City of Scottsdale. Provision of public trail easement along the Canal is also specified. A stipulation provides for the modification and adjustment of the Verde Canal, subject to the approval of DRB.

Policy Implications.

The proposal conforms to the Horseman's Park East PCD that applies to this area with respect to circulation and maintenance of the Verde Canal. Recognition of the site's proximity to WestWorld is also a consideration.

Community Involvement.

A Neighborhood Open House was held on August 11, 2005, at Horizon Park Center following notification by mail on July 25th to 160 property owners and interested citizens, situated within a 750 plus-foot radius of the site. Included within the mailing were letters to Arizona State Land Department the McDowell Mountain Ranch Homeowners Association. In addition, a Project Under Consideration sign was posted on the site on July 26th advising of the time and locations of the Neighborhood Open House meeting. Approximately eight (8) neighbors attended the Open House. No objections were received and neighbors noted preference for the proposed multi-family use of the site and concern was expressed for the previous proposal for industrial use of the site. (See Attachment #6)

Community Impact.

Adjoining uses include residential, commercial and western theme park while the proposed use is to accommodate multi-family residential development. The general plan amendment and rezoning will result in improvement of an existing undeveloped area and development of townhouse condominium or apartment uses. This use is reasonably compatible with uses in the vicinity and preferred by adjoining residential neighbors over the original industrial use proposed in 2003. WestWorld has expressed some concern regarding potential issues related to objections from future residents within this project regarding the equestrian character and associated public event activities occurring at WestWorld (lights, dust, odor, noise and traffic).

OTHER BOARDS AND COMMISSIONS

Planning Commission.

Remote Hearing.

At the Planning Commission Remote hearing on August 24, 2005, no citizen comment cards were received. The Commission inquired about the status of the Verde Canal and whether it needs to remain in place or could be modified as part of the development process. Staff indicated that the intent was to protect the feature, however noted that a previous case in Horseman's Park West had allowed the modification and relocation of the canal where the general integrity and purpose of the canal was maintained and when the associated multi-use trail was dedicated.

September 28, 2005 Hearing

Two (2) citizens spoke at the hearing, expressing concerns regarding density, building heights, crime and increased level of traffic on adjoining streets. Both residents referred to letters written by the neighbors in 2003 objecting to the commercial/industrial offices proposed at the time, and agreeing in concept to a multi-family residential use of the property. Preference was expressed for ownership rather than rental of units.

The Planning Commission inquired about impacts upon the residential use with respect to the site's proximity to WestWorld. The Commission expressed concerns that potential land use conflicts would result with use of the site for multi-family residential use adjacent to WestWorld.

Planning Commission voted to recommend approval (6-1) and then reconsidered the item and subsequently recommended denial, 4-3.

RESPONSIBLE DEPT(S)


Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Al Ward, AICP
Senior Planner
480-312-7067
E-mail: award@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
480-312-7995
E-mail: rgrant@ScottsdaleAZ.gov

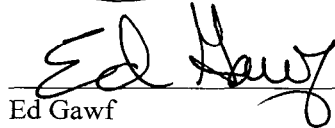
APPROVED BY



Randy Grant
Chief Planning Officer
10/11/05
Date



Frank Gray
General Manager Planning & Development Services
10.12.05
Date



Ed Gawf
Chief Planning Officer
10/12/05
Date

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Existing Land Use Map
4. Resolution No. 6766
Exhibit 1. Land Use Map
5. Major General Plan Amendment Criteria
6. Citizen Involvement
7. City Notification Map
8. August 24, 2005 Planning Commission Minutes
9. September 28, 2005 Planning Commission Minutes
10. Letter from neighbors to property owner dated October 22, 2003
11. Letter from property owners to neighbors dated November 4, 2003
12. Letter from property owner in Horseman's Park on Traffic

Request for General Plan Amendment for:

The Thomas Property

Scottsdale, Arizona

Project No: 247-PA-05
Case No: 10-GP-05
Project coordinator: Al Ward
Owner: Judy A. Thomas Trust
Applicant Contact: John G. Thomas (480) 948-3590
Submitted: April 22, 2005
Revised: June 15, 2005

INTRODUCTION.

Request. Amend the General Plan – Land Use Element for the subject property from “Cultural/Institutional” to “Urban Neighborhoods.” Supplemental material on each shall be submitted at a later date with guidance from the project coordinator.

Location. The subject property is located at 9975 McDowell Mountain Ranch Rd, approximately one-quarter mile west of Thompson Peak Parkway on the south side of McDowell Mountain Ranch Road generally northeast of Westworld. The site is within the Horeseman’s Park East PCD Area. The site is not within McDowell Mountain Ranch.

Site Conditions. The approximately 4 acre site is generally level with a non-functioning wash running through and the Old Verde Canal bisecting the property. Native vegetation is found predominantly around the canal and includes saguaro and cholla cactus, mesquite and palo verde trees.

Surrounding Land Uses. The subject property is in an unique location within the City of Scottsdale surrounded by a variety of land uses including Westworld to the southwest, McDowell Mountain Ranch master planned community to the east and a mix of residential and employment uses to the north and west.

GENERAL PLAN AMENDMENT CHECKLIST.

The following items are provided pursuant to the “Checklist” items submitted by the project coordinator at the preapplication meeting, and “30 Day Letter” received from the project coordinator on May 26th, 2005.

Item 1 – General Plan Amendment (GPA) Checklist.
[Submitted with application]

Item 2 – Completed Application Form.

[Submitted with application]

Item 3 – GPA Application Fee.

[Submitted with application]

Item 4 – GPA Neighborhood Involvement Program.

The following is an outline of the proposed Neighborhood Involvement Program as defined in the GPA checklist: 1) letter/mailed notice, 2) project under consideration sign, 3) open house meeting(s).

Item 5 – Context Graphics, Plans & Photographs in Relation to Surrounding Properties.

See enclosed photographs. An aerial photograph depicting the subject in relation to the surrounding properties is also enclosed.

Item 6 – Context Graphics and/or Tables.

- a. Existing General Plan Land Use, transportation, character, and/or open space for the subject and surrounding properties.
- b. Graphic 2: Proposed General Plan designation(s) for the subject property and all existing General Plan designations that will remain. *“Urban Neighborhoods.”* Total acreage of the General Plan designation(s) being proposed: *[approximately 3.9 acres]*.

Item 7 – Narrative Description, Analysis and Justification for Support.

Character and Lifestyle. The future development plan will be a quality design and will be an exceptional place to either work or reside, depending upon the ultimate use. In order to further the preservation of Scottsdale’s unique southwestern character, the plan will also consider the relocation of and utilization of the Old Verde Canal to be incorporated into the trail system proposed the City of Scottsdale.

Land Use and Compatibility. The applicant is justified in applying for its change of use because virtually every other use surrounding Westworld is urban neighborhoods. There are currently no other single family residences or land not currently under application for GP Amendment that border Westworld.

Either the urban neighborhood use adequately transition the more intense use of Westworld to the south, the City of Scottsdale operated events and entertainment venue. McDowell Mountain Ranch Road and the SR zoning to the north of the subject is a buffer to either of Thomas’ proposed uses. The vacant land adjacent to the subject’s eastern boundary is currently zoned PCOC, a retail/commercial type use that wraps around the gasoline station and convenience store on the west corner of Thompson Peak Parkway and McDowell Mountain Ranch Rd – normally a transitional use would border this type of property, not single family

homes. The State Land adjacent to the subject's southern boundry is scheduled for public auction in the Fall of 2005 – a recent public appraisal concludes with substantial analysis that the highest and best use of the state land is multi-family residential (urban neighborhoods). The land to the west and south of the subject is currently under application for GP Amendment for uses similar to the subject.

Compatibility: If developed today, the subject parcel has a current zoning which would allow for approximately 1 home per acre - not a land use that is not compatible with 5 of the 6 immediately adjacent uses. The current zoning is a carryover from the former county zoning prior to the City's annexation of the property many years ago. The factors that have occurred since are: 1) the implementation and expansion of Westworld from a local and community equestrian facility into a regional and national events and entertainment venue, promoting private enterprise as an economic venture, 2) the creation of such transportation corridors such as Thompson Peak Parkway, McDowell Mountain Ranch Road, and the 101 Freeway, 3) the development of the industrial centers along the northwestern and southwestern borders of Westworld, 4) the development of multi-family residential development along the subject's entire southern boundry and along Westworld's planned northern border, as well as directly northeast of the subject site, and 5) the planned development of the Aquatic Center.

The land use designation of "*urban neighborhoods*" is compatible with other uses in the neighborhood, striking a balance between the uses of Westworld and other residential uses. Such use is found directly to the northeast of the subject, and along virtually the entire southern border of Westworld, along the northern planned border, and northeast of the subject.

Economic Vitality and Future City Growth.

Moreover, the urban neighborhood use will add high quality housing stock to the neighborhood at relative affordability, and thus more high quality residents to stimulate economic activity through consumer or small business activity.

The proposed amendment to *urban neighborhoods* enhances and protects neighborhoods and ensures and sustains their quality of life by creating a safe, clean, and visually attractive environment for families to thrive in relative affordability. The change to urban neighborhoods positively affects and implements the neighborhood's character by creating additional neighbors who will share its vision at a density compatible with other uses surrounding Westworld. The plan will allow alternate modes of transportation for local residents/employees as well as enhance the landscape and architectural character established by residential and non-residential uses.

Open Space. In order to promote harmony with the natural desert surroundings, the applicant recognizes that the site is within an ESL designated area and provides for certain NAOS requirements. Further, the plan will also consider the relocation of and utilization of the Old Verde Canal to be incorporated into the trail system proposed the City of Scottsdale.

Sustainability. This is an ideal site for multimodal transportation and use of established infrastructure improvements due to the fact that most of the area infrastructure is already in place. In order to mitigate concerns that Westworld may have regarding the *urban neighborhoods* use, the applicant would stipulate to issuing proper disclosures to prospective residents of the project.

Transportation.

The *urban neighborhood* use offers predictability in peak use trips with moderate activities throughout the day and on weekends. Both uses will provide an opportunity for employees/residents to walk or bicycle to and from the site.

Item 8 – Land Use Impact Analysis.

The *urban neighborhoods* use will have a positive impact by providing a transition between Westworld and the single family and multi-family uses in the neighborhood, and will have the future benefit of sustainable high quality housing stock for Scottsdale.

The following is a land use impact analysis between the existing and proposed General Plan designation utilizing the city's "Clean Zone Model" computer analysis.

	Existing Cult/Inst	Proposed Multi-Family Residential
Dwelling Units	---	82
Floor Area	25,000 SqFt	69,696***
Population	---	133
School Children	---	35
Water Use	3 Acre Ft/Yr	47
Wastewater	1 Acre Ft/Yr	16
Solid Waste	4 Tons/Yr	110
Vehicle Trips	80/Day	883*
Employees	6	3****

* Note that a T.I.M.A study will be prepared for this proposal as part of the future rezoning request(s).

** Based on a Floor Area Ratio of 30%.

*** Based on a Floor Area Ratio of 40% Maximum for Horseman's Park East PCD Area as provided by Project Coordinator.

**** Clean Zone Model provides for 98 employees which applicant believes may be a technical error.



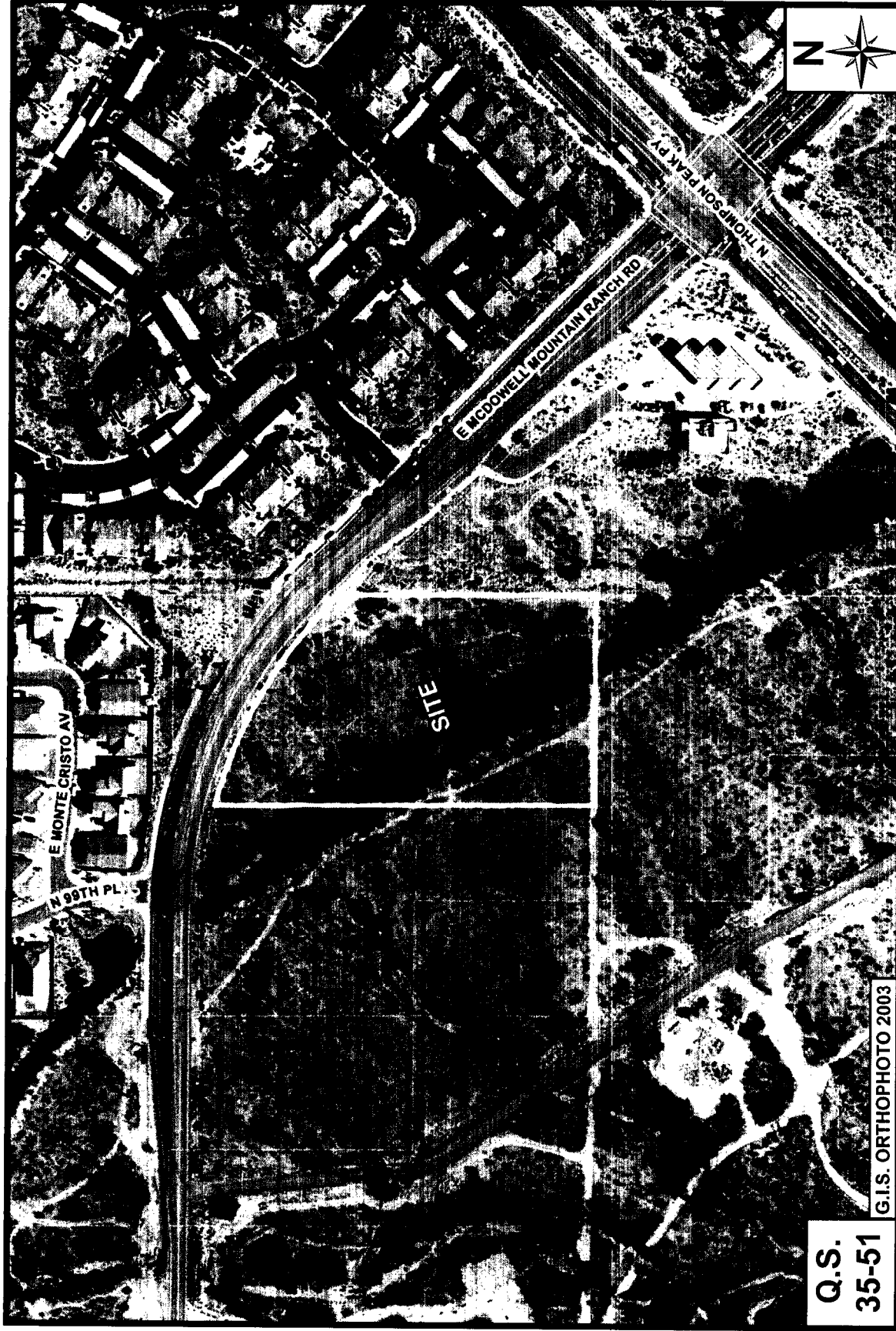
10-GP-2005

Equestria Villas

ATTACHMENT #2

Q.S.
35-51

G.I.S. ORTHOPHOTO 2003

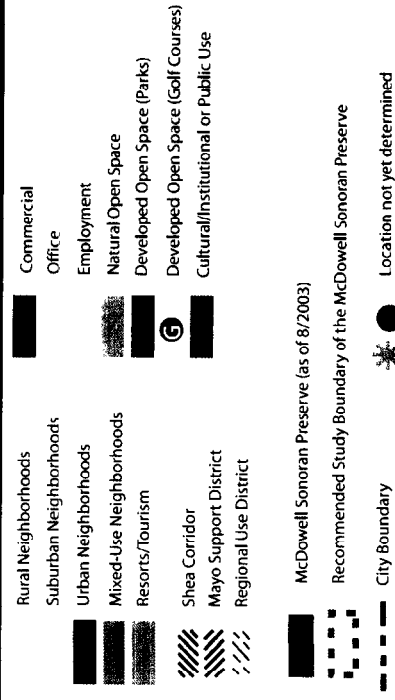
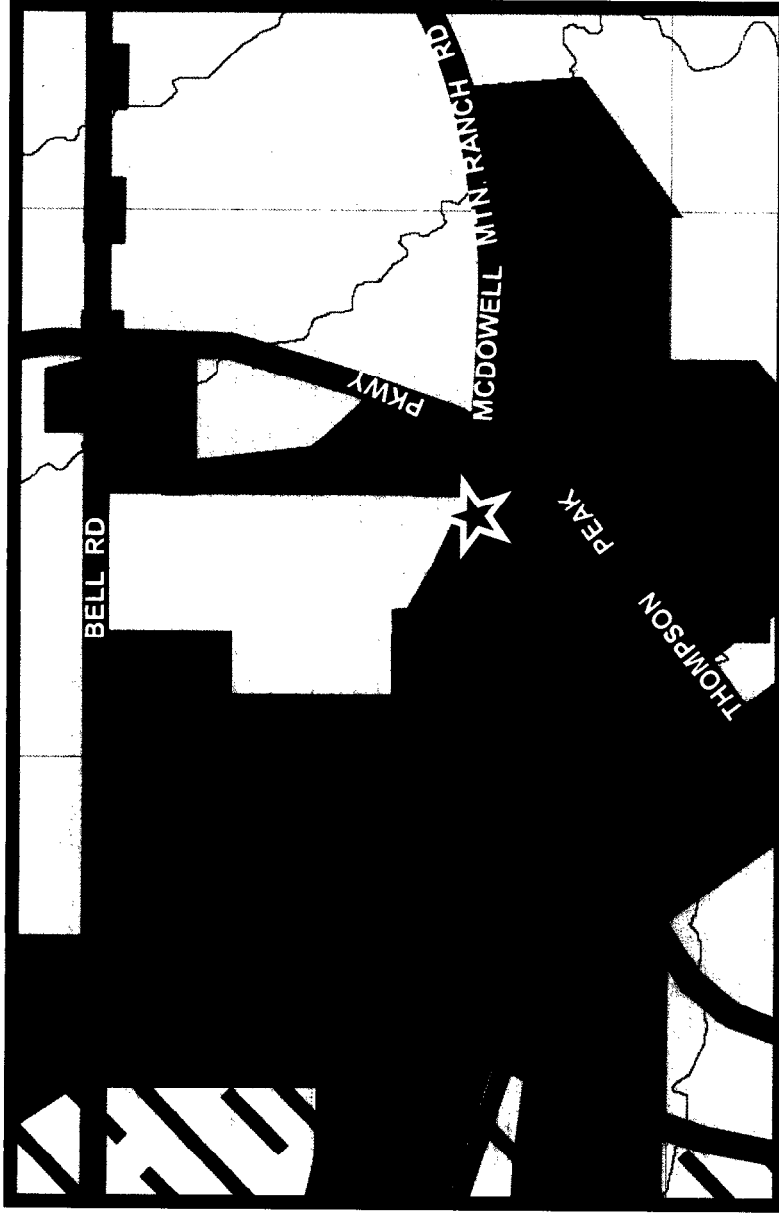


Equestria Villas

10-GP-2005

ATTACHMENT #2A

General Plan (Existing)



10-GP-2005
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

RESOLUTION NO. 6766

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE GENERAL PLAN FOR THE CITY OF SCOTTSDALE, TO AMEND THE LAND USE ELEMENT FROM CATEGORY CULTURAL/INSTITUTIONAL OR PUBLIC USE TO CATEGORY URBAN NEIGHBORHOODS FOR PROPERTY LOCATED ON THE SOUTH SIDE OF MCDOWELL MOUNTAIN RANCH ROAD, 1/4 MILE WEST OF THOMPSON PEAK PARKWAY (9975 E MCDOWELL MOUNTAIN RANCH ROAD).

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the development of the General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted to the City Council and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission has held a remote public hearing at the Via Linda Senior Center on August 24, 2005 and another hearing on September 28, 2005 concerning the General Plan Amendment; and

WHEREAS, the City Council, has held a public hearing on October 24, 2005, and has incorporated, whenever possible, the concerns expressed by all interested persons; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends the General Plan Land Use, Element for the City of Scottsdale, for the property located on the south side of McDowell Mountain Ranch Road, 1/4 mile west of Thompson Peak Parkway (9975 E McDowell Mountain Ranch Road) from Category Cultural/Institutional or Public Use to Category Urban Neighborhoods.

Section 2. That the above amendment is described in Case No. 10-GP-2005, (relating to zoning case 16-ZN-2005) and on Exhibit 1, attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 Civic Center Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 24 day of October, 2005.

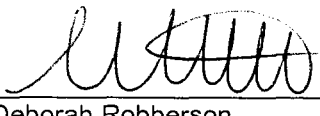
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

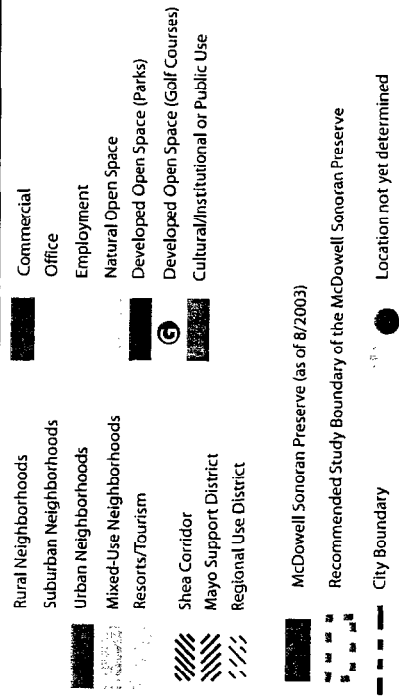
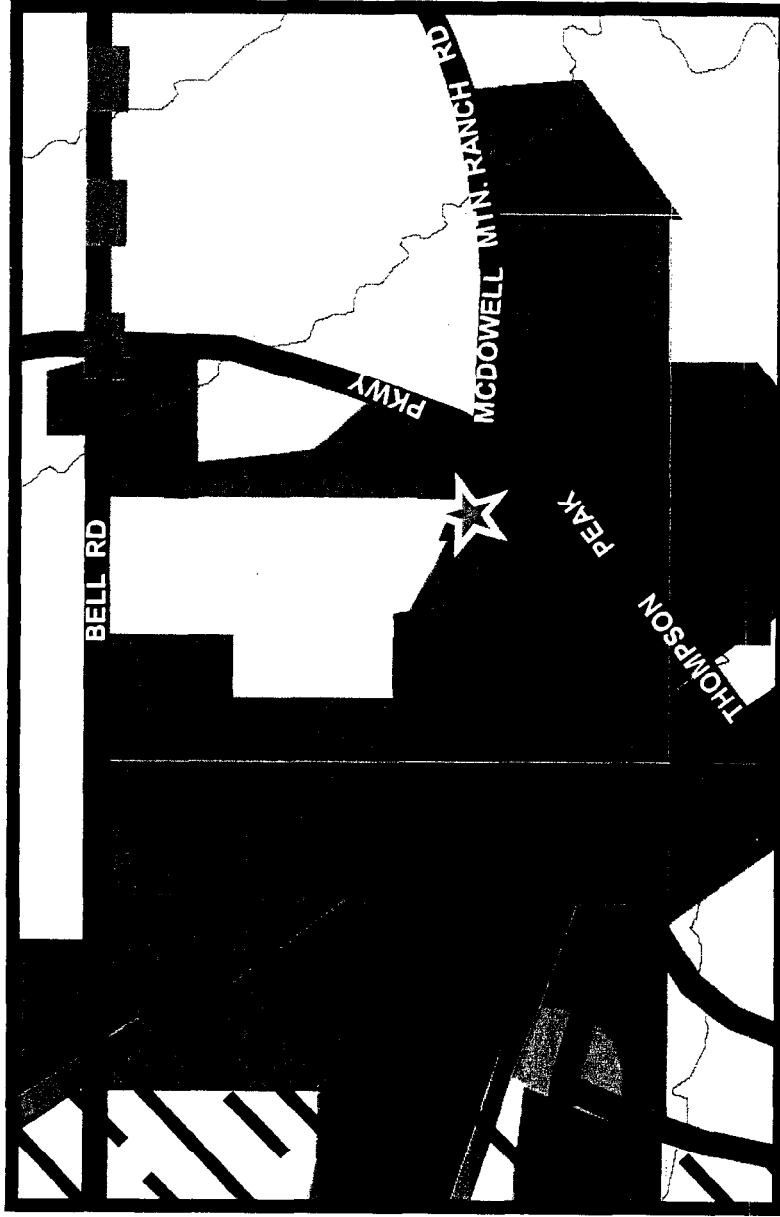
By: _____
Carolyn Jagger
City Clerk

By: _____
Mary Manross
Mayor

APPROVED AS TO FORM:

By:  _____
Deborah Robberson
Acting City Attorney

General Plan (Proposed)



10-GP-2005
Exhibit 1

Criteria for a Major Amendment to the 2001 Scottsdale General Plan
(City Council approved 10/30/01)

Scottsdale's Mission: In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. Preserve Scottsdale's unique southwestern character,
- b. Plan for and manage growth in harmony with the natural desert surroundings,
- c. Promote the livability of the community,
- d. Enhance and protect neighborhoods, and
- e. Ensure and sustain the quality of life for all residents and visitors.

Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.

Scottsdale's Land Use Element: It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should respect the natural and man-made environment,
- b. Land uses should provide for an unsurpassed quality of life for both its citizens and visitors,
- c. Land uses should contribute to the unique identity that is Scottsdale,
- d. Land uses should contribute to the building of community unity and cohesiveness,
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment,
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and
- g. Land uses should provide opportunities for the design of uses to fit and respect the character, scale and quality of uses that exist in the community.

It is recognized that a proposed change of land uses within any given portion of the city may have a substantial impact upon the balance of land uses within the city as a whole. The General Plan Land Use Element was formulated and adopted with full consideration of the character and balance of land uses that are appropriate within all distinct areas of the city. Beyond this level of consideration, the plan considers the relationships between and among the various planning areas and studies that have helped to build the plan. This leads to a balance and pattern of land uses that reflects the community's values, aspirations and the city's stated mission.

Character of Land Uses: A change in the planned land uses may have a substantial impact upon the city by transforming the character of the land uses within a given planning area. The character of the land uses may be indicated by the physical intensity of the use in terms of massing, height or relationships between uses; the blending of different types of uses and the patterns and scale inherent to each; or the relative amount, type and placement of open spaces. Significant changes in the established land use character will be considered in determining whether or not a proposal is a major amendment.

Criteria: An amendment to the Land Use Element of Scottsdale's General Plan shall be defined as a major amendment if it meets any one of the following criteria:

1. *Change in Land Use Category*

A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table:

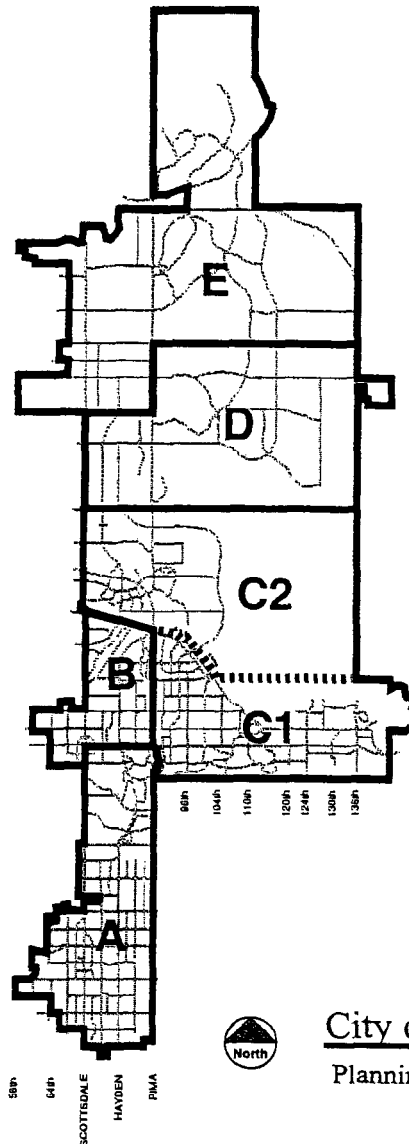
	To:	Group A	Group B	Group C	Group D	Group E
From:	Land Use Plan Category					
Group A	Rural Neighborhoods Natural Open Space		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods Developed Open Space Cultural/ Institutional or Public Use			Yes	Yes	Yes
Group C	Urban Neighborhoods Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

2a. Area of Change Criteria

A change in the land use designation that includes the following gross acreages:

- * Planning Zones A, B 10 acres or more
- * Planning Zone C1, C2, D and E 15 acres or more

JENNY LYNN
CIRCLE MOUNTAIN
HONDA BOW
ROCKAWAY HILLS
DESERT HILLS
JOY RANCH
STAGECOACH PASS
CAREFREE HWY.
DOVE VALLEY
LONE MOUNTAIN
DIXILETA
DYNAMITE
JOMAX
HAPPY VALLEY
PINNACLE PEAK
DEER VALLEY
BEARDSLEY
OUTER LOOP
FRANK LLOYD
WRIGHT BLVD
GREENWAY
THUNDERBIRD
SWEETWATER
CACTUS
CHOLLA
SHEA
DOUBLETREE RANCH
McCORMICK
INDIAN BEND
McDONALD
CHAPARRAL
CAMELBACK
INDIAN SCHOOL
THOMAS
McDOWELL
McKELLIPS



ZONE A includes the Downtown Business/Entertainment District and the most mature neighborhoods in the community

ZONE B includes the Scottsdale Airpark, the fastest growing and one of the three largest employment centers in the metropolitan area

ZONE C covers the East Shea area, McDowell Mountain Ranch, DC Ranch, and Greyhawk, all major master planned developments (C1 & C2 are divided by the CAP Canal and Thunderbird Road)

ZONE D encompasses the Pinnacle Peak, Desert Highlands and Troons communities, and large undeveloped tracts

ZONE E includes Terra Vita, the Boulders, Desert Mountain, Legend Trails, the 15,000-acre tract of State Trust Lands, and other undeveloped lands



City of Scottsdale

Planning Zones

2b. *Acreage Criteria Overriding Incentives*

Certain exceptions to these criteria (2a.) are considered to be in the interest of the general public and in keeping with the mission and values of the community. A proposal that includes any of the following conditions will not be considered as a major amendment:

- A property owner initiated decrease in the residential land use category of units planned by the land use element, or
- A proposal for a change in the land use designation that results in no increase in the planned number of dwelling units and includes at least 30% more Natural Area Open Space than is required by the Environmentally Sensitive Lands Ordinance for the property and that is:
 - of substantial size, that being at least seven or more contiguous acres, and protected in such a manner so as to be designated with the land use category of Natural Area Open Space
 - and where such open space protects sensitive natural features and is visually and/or physically accessible to the general public and does not include lands contained within scenic corridors or vista corridors, or
- A proposal to change the land use category to Cultural/ Institutional with a municipal, public school or non-profit cultural facility when such a proposed facility is not adjacent to a single-family land use designation (Rural or Suburban Neighborhoods) or does not share direct access to any street that has single-family residential driveway access within one half (1/2) mile of the proposal.
- A proposal within the Downtown Plan area that maintains the same development standards type (e.g. Type 1, Type 1.5 or Type 2) and contains no more than fifteen (15) gross acres or less.

3. *Character Area Criteria*

Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. The city recognizes that these form a context that is important to the lifestyle, economic well being and long term viability of the community. These areas are identified by a number of parameters including but not limited to building scale, open space types and patterns, age of development and topographic setting.

If a proposal to change the land use category has not been clearly demonstrated by the applicant to comply with the guidelines and standards embodied within an approved character area plan it will be considered as a major amendment. (Note: The character area plans that qualify for consideration as of November, 2000 include the Desert Foothills Plan, Dynamite Foothills Plan, Cactus Corridor Plan and Downtown Plan.)

4. *Water/Wastewater Infrastructure Criteria*

If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility it will qualify as a major amendment.

If a project applicant wishes to appeal the designation of a General Plan major amendment, the Comprehensive Planning Division Planning Director, or the position equivalent, will evaluate the appeal and make a major amendment determination.

CITIZEN OUTREACH REPORT
Equestria at Westworld
September 16, 2005
Case # 10-GP-2005, 16-ZN-2005

This neighborhood involvement plan is being performed in association with a Major General Plan Amendment and Rezoning request for the development of approximately four acres located at 9975 E. McDowell Mountain Ranch Road.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties is ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and door-to-door contact.

Representatives of the neighborhood outreach team attended the City of Scottsdale's General Plan Open Houses on Monday June 6, 2005, Friday June 24, 2005, and held their own Open House for neighbors regarding the General Plan Amendment and Zoning Case on August 11, 2005.

Surrounding property owners and other interested parties were noticed via first class mail within 1500 feet from the proposed project on July 25, 2005 (see attachments). The notice contained information regarding a public open house on August 11 at Horizon Park, the project, and contact information to obtain additional information and feedback. In addition we have met with Ron Roder, President of McDowell Mountain Ranch Homeowner's Association and concerned homeowners Lee & Laurie McCammon.

Eight people attended the neighborhood open house (see attached sign in sheet) and were interested in the project. No opposition to the proposed residential use was expressed at the meeting. Several residents are concerned about Westworld opposing residential and preferring an office or industrial use. All neighbors present were very opposed to office or industrial uses.

On August 29, 2005 representatives attended the Horseman's Park Homeowner's Association meeting. Again homeowners were in support of residential use rather than commercial or industrial. Homeowners were concerned about Westworld opposing residential uses. Homeowners disagreed with the perception that surrounding neighborhoods could smell horses and hear sounds from Westworld. Homeowners are also concerned about traffic on larger issues than the site such as the connection of Thompson Peak Parkway to DC Ranch and the Aquatic Center.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attached: City Major General Plan Open House Sign In Sheets
 1500' Notification Area Map
 Neighborhood Meeting Notification Letter
 1500' Notification Labels
 Neighborhood Open House Sign In Sheets & Comment Cards
 Horseman's Park HOA Sign In Sheet

Please Sign In.

General Plan Amendment Open House

Monday, June 6, 2005

Scottsdale Water Campus, 8787 E. Hualapai

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
William Gruener	6868 E. NICHOLSON AVE	SCOTTSDALE 85262		(480) 488-0404
JUNE & RON BOSWELL	P.O. BOX 3155	CAREFREE, AZ 85377		480-575-0688
ROBERT TIEMEYER	10802 N SUNDOWN DR	85260		480-957-3661
MARTY FENTON	7902 E. SHEA	85260		480-948-1732
AVA FRIDLE	10802 N. MILLER RD	85260		480 991-3571
Helen A. Givulia	11594 E. CHAMA DR	85255		
Judy Friddle	10802 N. Miller RD	85260		480-991-5660
PATRICK FLYNN	25802 N 115th PL	85255		480-563-5849
Tina Koerting	1550 E. Mission St	Phoenix 85014		602-230-1051
Norma Mendel Strong	10691 E. FANFOL LN.	SCOTTSDALE 85258		480-860-4260
DANIEL & NICOLE LANDON	10619 N. MILLER RD.	SCOTTSDALE 85260		480-957-1385
MARYLENE & RICHARD LEEGER	10801 N MILLER RD	SCOTTSDALE 85260		480-483-4449
LOWELL LUETOW	30600 N. PIMA RD #129	" 85262		480-488-8660
Wendy Lutz	260 N 44th St #240	Phoenix 85018		602 957-3484
Linda Humbaker	11420 N Sundown Dr	Scotts 85260		sundownfire@cox.net

Please Sign In.

General Plan Amendment Open House
Monday, June 8, 2005

Scottsdale Water Campus, 8787 E. Hualapai

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
------	-----------------	-------------------	--------	------------------

CYNTHIA BERTH	7132 E. CLINTON ST	SCOTT. 85260	TENBEA@RCN.COM	
TAN SMITH	7650 E. WILLIAMS DR #1057	SCOTT 85255	IANVASH@cox.net	
John Thomas	7500 E. Lincoln Ave.	Scotts 85450	Thomasjg@cox.net	
Paul Smith	3610 N 44TH ST #240	PHX 85018		
JOSE HERNANDEZ	1822 N. SONDOWN DR	SCOTT. 85260	Joseeporishfacilityservices@gmail.com	
Sandra Peter Fefes	23515 N. 15th Pl.	Scotts 85255	fefes@aol.com	
Dickie Blair	27951 N. 108th Ave	Scottsdale 85262	480 948-8648	
Dickie Blair	10907 E. Florence Dr	85262	480-488-5097	
Eric Carter	23064 N. 93rd St.	Scottsdale, AZ 85255	602-390-1107	
LINDA KAMRIST	8747 E. WHISPERING WIND,	SCOTT. 85255	602-778-6800	
Craig Waddell	9290 E. Thompson Dr lot 409	85255	602-620-4561	
John Berry	6750 E Camelback #100	85251	johnberrydamore.com	

Please Sign In.

General Plan Amendment Open House
Monday, June 6, 2005

Scottsdale Water Campus, 8787 E. Hualapai

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
Tim Wolff	8320 E. Hualapai	SD 85255	TWOLOFF@AWOLFF.COM	
HAROLD SMITH	PMB 607 8912 E ANNASLEIGH DR	SCOTTSDALE 85255	H.B.Smith@ATTN.NET	
GAIL BUCH	24779 N. 87th Pl. Scottsdale	85255		
Nancy Christman	6880 E. Nightingale Star Cir	85263	christmanb@corp.com	480-563-0538
SARNA GREIDER	11511 E. RANCH GATE RD	85241	ABAE@AOL.COM	
AL GARDEN	11511 E. RANCH GATE RD	85241		
Jason Walborn	5134 E. JUANITA CT	85241		
DONALD R. JENSEN	6839 E. CAREFREE Hwy	85263		480 375 8300
Bob & Linda Varizo	10040 E. Happy Valley Rd	85241		480 375 8300
LANAD BOBIDOREN	9185 E. BUCKSKIN TRAIL	SCOTTSDALE 85255		
PAUL BOBENACH	5027 N 71st	85255	MAIL@LANA@AOL.COM	
KEITH WARSHBARGER	8793 E. CHANA RD.	SCOTTSDALE 85255	KWARSHBARGER@COX.NET	
Tom Hillman	11419 SUNDOWN DR.	85260	Hillman@Cox.net	
VIRGINIA N. JANSSEN	10907 E. FORTUNADER	Scotts 85262		

Please Sign In.

General Plan Amendment Open House

Monday, June 6, 2005

Scottsdale Water Campus, 8787 E. Hualapai

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
Richard Molvin	24938 N 87th	Scottsdale AZ 85255		
MATT Lucky	26499 N 114th	Scottsdale	85255	480 390 0445
LARRY DUTCHER	13022 E. CRENSHAW	Glendale	95335	
Chris Conboy	8320 E. Elwood Dr	Scottsdale	85255	480 993 0560
Linda Whitehead	9681 E. Chuckwagon St	Scottsdale	LWhitehead@cox.net	
Doris Berry	6801 E. Stagecoach	Carefree	85277	480 575-1471
BOB BEAR				
Judy Frost	10685 E. Cottontail Ln.		85255	480-585-9177
Debbie Pearl	11416 E. Desert Vista Rd		85255	
E.L. JOHNSON	25742 W. 115th		85255	480 515-2990
Margaret Shaap	The Independent		(480) 9 483 0977	
ROBERT FAENRICH	10601 N. MILLER ROAD	San Jose	85260	(480) 401-0224
Ken & Susan Schmitt	7627 E. CLINTON ST	85260		480-00224
Cliff		N 11		
Howard Myers	6631 E. Howard Ave	Scottsdale, AZ	85262	Howard.Myers@sensar-tech.com 473-0109

Please Sign In

General Plan Amendment Open House
Monday, June 6, 2005

Scottsdale Water Campus, 8787 E. Hualapai

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
DARRELL McVARD	8020 E. LA JOLLA RD	Scottsdale, AZ	85255	
BARB NATION	6826 E. NIGHTINGALE ST	Scottsdale	bjnation@cox.net	
Martha & Wayne Eton	7902 E. Via Marina	Phoenix	85258	488-1033
GEORGIA NAFZIGER	6826 E. NIGHTINGALE ST	Phoenix	85258	314-878-1511
Mike Pacheco	150 E. Missouri #300 Phoenix	AZ	85004	602-230-1057
REBA & ARNOLD RUDLEY	34479 N 66TH WAY	Scottsdale		480 488 1192
Payson & Edie Kenyon	10634 N. McDowell Rd	Phoenix	85260	480-948-2912
Graham & Patricia Kette	20651 N 74th St	Scottsdale		480 513 0257
Sally West	8400 N. Hayden Rd	Phoenix	85228	480 494-5788
Robert Bolgaard	34548 N 114th St	Scottsdale		480 563-7603
Denise Reed	PO Box 44512	Phoenix	AZ 85064	
RON ROOER	10732 E. Acuna Dr	Scottsdale		
John Nadal	10801 E. Happy Valley	Phoenix	85255	480-502-6842
GARY TILDEN	10602 N. Miller Rd	Phoenix	85226	
Tom Humbaker	11420 N. Suncrown	Scottsdale	85260	480-951-9710
RON SCHULTZ	11586 E. DESERT ADLEY DR	Phoenix	85255	

Please Sign In.

General Plan Amendment Open House

Friday, June 24, 2005

First Floor Conference Room, One Civic Center

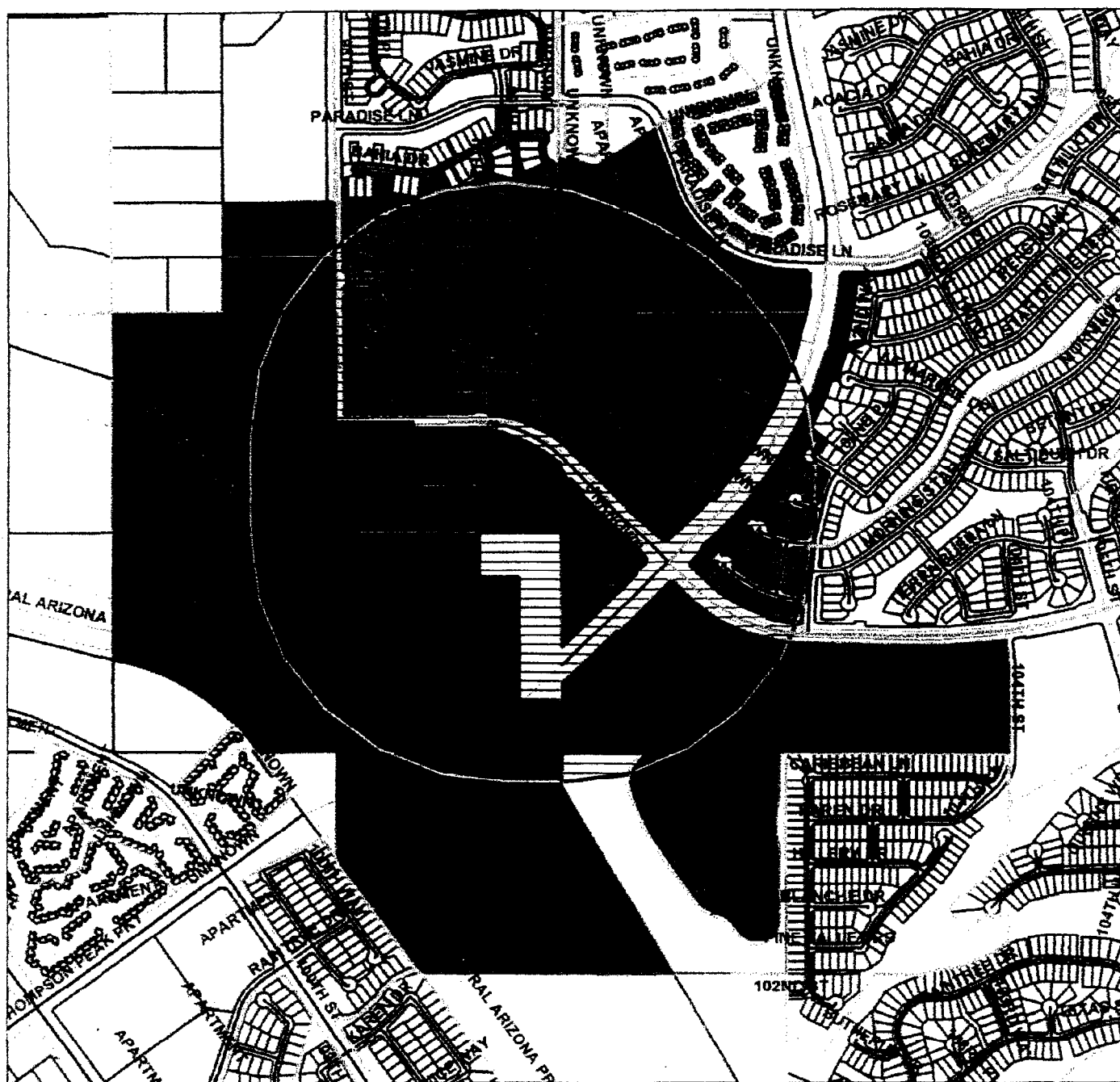
PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
------	-----------------	-------------------	--------	------------------

Hendy Schut	3912 E Pinnock Pl Rd	Scottsdale 85255	h.v. amick@att.net	
Mark Lucile	3410 N. 44th St	Phoenix 85018	phidick@technicalsoilhouse.com	602.957.5434
Mike Pacheco	1550 E. Mission Trl	Phoenix 85014	mpacheco@st215.com	602-380-1051
Patricia N. Hayden	5027 N 710	Phoenix 85018	patricia.n.hayden@cox.net	602-957-5723
HARRY BADENOCH	5027 N 710	Phoenix 85018	hbadench@aol.com	949.854.9
RIC TERS	3101 N. CENTRAL	PHOENIX 85012	RTERS@CUMUL.COM	602.265.0094
Michelle Matich	11110 N. 77th St.	Scottsdale 85260		
Paul Smith	3610 N 44th St #26	Phoenix 85018	Paulsmith@TechniSal.com	602.957.343
Dick Crew	7906 E. North Lane	Scottsdale 85258	RACARZ@aol.com	(480) 991-2028
James Jones	4125 E. J.W. Sullivan Rd	Scottsdale 85251		480.236.0775
John McArthur	11020 E. Alameda Dr	Scottsdale 85258	JohnMcArthur@cox.net	480.419.6296
CARL KUELTZ	6722 E. Amber Sun Dr.	Scottsdale 85262		
Donna Holburn	9842 N. 57th St	Phoenix 85018		
Heslie Massack	10828 N. 110th	Scottsdale 85259	hmassack@cox.net	602.957.5434

Copy of contacts
Pawhide

1500' Notification Area





July 25, 2005

Dear Neighboring Property Owner:

The purpose of this letter is to advise you that a request has been submitted by the Thomas Trust to the City of Scottsdale for their approval of a General Plan Amendment from Cultural Institutional to Urban Neighborhoods and Rezoning from R-1-35 to R-5 for the property located at 9975 McDowell Mountain Ranch Rd. approximately one-quarter mile west of Thompson Peak Parkway on the south side of McDowell Mountain Ranch Road. This project is adjacent to Westworld and this request will bring high end residences to the area.

If you would like additional information, you are invited to attend a neighborhood open house on Thursday, August 11, from 6:00 to 7:00 PM at Horizon Park, located at 15444 N. 100th Street. If you cannot attend the open house and would like more information, please feel free to contact Terry Benson or Matthew Ludick at Technical Solutions, who have been contacting neighborhood property owners about this project, at (602) 957-3434. The City of Scottsdale project coordinator for this project is Al Ward, who can be reached at (480) 312-7067.

Sincerely,

A handwritten signature in black ink, which appears to read "Paul Smith", is enclosed within a hand-drawn oval.

Paul Smith
President

cc: Al Ward, City of Scottsdale

ACHTZEHN DANA/LISA K
9903 E ROSEMARY LN
SCOTTSDALE, AZ 85260

ADELSON KEN
9861 E MIRASOL CIR
SCOTTSDALE, AZ 85260

AGADJANOV ALEXANDER/INESSA
9838 E ROSEMARY LN
SCOTTSDALE, AZ 85260

ALLRED LYLE EUGENE/
MARGARET CECILIA
10239 E SALT BUSH DR
SCOTTSDALE, AZ 85255

AMDAHL MIKE/MEGAN
16447 N 99TH PL
SCOTTSDALE, AZ 85260

ANDRE DERIC D
16156 N 99TH PL
SCOTTSDALE, AZ 85260

ANDREWS KAREN
10145 E MORNING STAR DR
SCOTTSDALE, AZ 85259

ARIKAT DARWEESH
PO BOX 12715
SCOTTSDALE, AZ 85267

ARIZONA STATE LAND
DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85007

BARNHILL SHANE B/PAMELA JW
16180 N 99TH PL
SCOTTSDALE, AZ 85260

BEAMAN CHRISTOPHER/DENICE
10225 E BETONY DR
SCOTTSDALE, AZ 85255

BELL GABBY
9806 E COSMOS CIR
SCOTTSDALE, AZ 85260

BINDI AVIO/JANET R
P O BOX 25142
SCOTTSDALE, AZ 85255

BONGIORNO KIM S
12026 S TUZIGOOT DR
PHOENIX, AZ 85044

BRUNETTI TONY/KRISTINE
16260 N 99TH PL
SCOTTSDALE, AZ 85260

BUNGGAY LUZVIMINDA
1851 LANDMARK DR
VALLEJO, CA 94591

BUTIERRIES J C/MARY T
9987 E MONTE CRISTO
SCOTTSDALE, AZ 85260

CALAWAY MARY
10138 E MORNING STAR DRIVE
SCOTTSDALE, AZ 85255

CARROLL IRENE P
9830 E COSMOS CIR
SCOTTSDALE, AZ 85260

CATSIBRIS NICK
16158 N 99TH WY
SCOTTSDALE, AZ 85260

CHANG ELIZABETH M
4111 N DRINKWATER BLVD
UNIT E-307
SCOTTSDALE, AZ 85251

CHEN YE SUI
9871 E ROSEMAY LN
SCOTTSDALE, AZ 85260

COHEN MARIE TR
16250 N 98TH PL
SCOTTSDALE, AZ 85260

CONDER WILLIAM/
NICHOLAS VIRGINIA
10106 E MORNING STAR DR
SCOTTSDALE, AZ 85259

CREAL MICHAEL C/BERYL
9855 E ROSEMARY LN
SCOTTSDALE, AZ 85259

CROFOOT COURTNEY N/TRACY J
10218 E SALT BUSH DR
SCOTTSDALE, AZ 85255

CROSS STEVEN S/YNEZ C
10231 E SALT BUSH DR
SCOTTSDALE, AZ 85255

DAKOTA MCDOWELL INVESTORS LLC
PO BOX 130156
CARLSBAD, CA 92013

DATTNER ALVIN/LJILJANA
10109 E MORNING STAR DR
SCOTTSDALE, AZ 85259

DAVIS LAWRENCE
9822 E COSMOS CIR
SCOTTSDALE, AZ 85260

DAY TOD E/EVELIA V
4644 N 22ND ST 1081
PHOENIX, AZ 85016

DEFRANCO ADRIAN/JUDITH
9800 E COSMOS CIR
SCOTTSDALE, AZ 85260

DEMILIO COURTNEY ANNE/
DAVIS CYNTHIA ALICE
9012 E SUTTON DR
SCOTTSDALE, AZ 85260

DIGIOVANNI JOSEPH N JR
20009 N 97TH PL
SCOTTSDALE, AZ 85255

DOBOS ROBERT
9830 E ROSEMARY LN
SCOTTSDALE, AZ 85260

DRISCOLL JOSEPH JR
9955 E MONTE CRISTO AVE
SCOTTSDALE, AZ 85255

DUSEL INTERNATIONAL LLC
7220 E MARY SHARON DR 148
SCOTTSDALE, AZ 85262

EMERSON MATTHEW L/CANDICE E
10151 E TIERRA BUENA LN
SCOTTSDALE, AZ 85259

ENGELBERG RYAN HOWARD/
NANCY ELLEN TR
16274 N 98TH PL
SCOTTSDALE, AZ 85260

FAMMARTINO CYNTHIA P
10217 E BETONY DR
SCOTTSDALE, AZ 85259

FANELLI DANIEL D/ANN C
16275 N 98TH PL
SCOTTSDALE, AZ 85255

FARBER PHILLIP L/STEPHANIE J
10127 E TIERRA BUENA LN
SCOTTSDALE, AZ 85259

FRANCO ANGELICA J
10130 E TIERRA BUENA LN
SCOTTSDALE, AZ 85259

FROISLAND JEFFREY R
10125 E MORNING STAR DR
SCOTTSDALE, AZ 85255

GARDNER JEFFREY H/PATRICIA C
16210 N 99TH WY
SCOTTSDALE, AZ 85260

GAUVIN MICHAEL E/
KATHY MERLO TR
9822 E ROSEMARY LN
SCOTTSDALE, AZ 85260

GOLD RUTH G
16132 N 99TH PL
SCOTTSDALE, AZ 85260

GOLDSTEIN LESTER F/DEANNA
16276 N 99TH PL
SCOTTSDALE, AZ 85260

GOMEZ ANGEL R/DIANA L
16356 N 99TH PL
SCOTTSDALE, AZ 85260

GOMLICKER LINDA
15753 N 102ND ST
SCOTTSDALE, AZ 85259

GOREN STEPHEN/
SOSNICK GOREN MICHELE L
9911 E ROSEMARY LN
SCOTTSDALE, AZ 85260

GORETSKI LEONARD R
15750 N 102ND ST
SCOTTSDALE, AZ 85259

GORINAC DOMINIQUE S/GEORGE
P/MICHELE A
15758 N 102ND ST
SCOTTSDALE, AZ 85259

GRUDMAN DAWN M
16340 N 99TH PL
SCOTTSDALE, AZ 85260

HALL ROBERT A/CHRISTIE H
16393 N 99TH PL
SCOTTSDALE, AZ 85260

HAMBLETT DAVID/PJ
16265 N 99TH WY
SCOTTSDALE, AZ 85260

HARMON JOHN W/JENNIFER
9804 E COSMOS CIR
SCOTTSDALE, AZ 85260

HARRINGTON P JOHN/DONNA M
10207 SALT BUSH DR
SCOTTSDALE, AZ 85259

HAWS ANN ANTUNES
10209 E BETONY DR
SCOTTSDALE, AZ 85255

HEATH KERRY
9852 E MIRASOL CIR
SCOTTSDALE, AZ 85260

HEFFERNAN C ELAINE
10135 E TIERRA BUENA LN
SCOTTSDALE, AZ 85255

HO JENNY T
10130 E MORNING STAR DR
SCOTTSDALE, AZ 85259

HOFFACKER ROBERT E TR
10204 E BETONY DR
SCOTTSDALE, AZ 85259

HOGGATT MATTHEW A/TONYA F
14780 N 115TH ST
SCOTTSDALE, AZ 85255

HORSEMANS PARK
HOMEOWNERS ASSOCIATION
2400 E ARIZONA BILTMORE CIRCLE
STE 1300
PHOENIX, AZ 85016

HRENCHIR GERALD A/PAULINE F
16195 N 99TH PL
SCOTTSDALE, AZ 85260

HULSTON STEPHEN J/LEE
14945 N 107TH WY
SCOTTSDALE, AZ 85255

HUYNH TINA H/DANG KEVIN H
9939 E MONTE CRISTO AVE
SCOTTSDALE, AZ 85260

J GREEN PROPERTIES COPR
1200 HILARY LN
HIGHLAND PARK, IL 60035

JAMESON DOUGLAS E/KERRY A
P O BOX 12934
SCOTTSDALE, AZ 85267

JAUCH MICHAEL
16303 N 99TH PL
SCOTTSDALE, AZ 85260

JOHNSON FAMILY TRUST
10117 E MORNING STAR DR
SCOTTSDALE, AZ 85255

JOHNSON JOEL J
9954 E MONTE CRISTO AVE
SCOTTSDALE, AZ 85260

JORJANI ARDAVAN
16228 N 99TH PL
SCOTTSDALE, AZ 85260

KAUFMAN ERIC J/RAINER TOBIE B
9847 E ROSEMARY LN
SCOTTSDALE, AZ 85260

KEMPTON JOICE
9815 E ROSEMARY LN
SCOTTSDALE, AZ 85260

KENNEDY J SCOTT
10167 E TIERRA BUENA LN
SCOTTSDALE, AZ 85259

KNISHINSKY ADI
16375 N 99TH PL
SCOTTSDALE, AZ 85260

KRAWETZ BEN/LAURIE
9846 E ROSEMARY LN
SCOTTSDALE, AZ 85260

KUYASA JOHN S TR
10122 E TIERRA BUENA LN
SCOTTSDALE, AZ 85259

LANGBEHN BRENT M
16321 N 99TH PL
SCOTTSDALE, AZ 85260

LAZZARA JOSEPH/NANCY A
10143 E TIERRA BUENA LN
SCOTTSDALE, AZ 85259

LEE DANNY D/MELINDA B
16244 N 99TH PL
SCOTTSDALE, AZ 85260

LEE HYUN WOOK
9862 E ROSEMARY LN
SCOTTSDALE, AZ 85260

LEEDS SETH/
ALTMAN LEEDS GLORIA
7770 E CAMELBACK RD 4
SCOTTSDALE, AZ 85251

LEIN TYLER
9879 E ROSEMARY LN
SCOTTSDALE, AZ 85260

LEWALLEN JR JAMES
THOMAS/DENISE MARIE
9877 E. MIRASOL CIR.
SCOTTSDALE, AZ 85260

LEWIS MARC
16308 N 99TH PL
SCOTTSDALE, AZ 85259

LINDEMAN DAVID C
16196 N 99TH PL
SCOTTSDALE, AZ 85260

LOW KOK W/EE L
16324 N 99TH PL
SCOTTSDALE, AZ 85260

MALAEKEH MICHAEL/MITRA
16229 N 99TH WY
SCOTTSDALE, AZ 85260

MANN BRUCE A/CHRISTINE
16465 N 99TH PL
SCOTTSDALE, AZ 85260

MARTIN PATTI
9938 E MONTE CRISTO
SCOTTSDALE, AZ 85255

MARTINSON SCOTT G/HEATHER A
10864 E BAHIA DR
SCOTTSDALE, AZ 85255

MCCALL DAVID B/SUSAN E KEMASH
10138 E TIERRA BUENA LN
SCOTTSDALE, AZ 85259

MCDOWELL MOUNTAIN RANCH
COMMUNITY ASSOC
2400 E ARIZONA BILTMORE CIR
STE 1300
PHOENIX, AZ 85016

MCGUIRE MARY M
15723 N 102ND ST
SCOTTSDALE, AZ 85259

MCRAE GARY
15742 N 102ND ST
SCOTTSDALE, AZ 85255

MILLER KENNETH/PATRICIA
10146 E TIERRA BUENA LN
SCOTTSDALE, AZ 85259

MOWER MATHEW B/AMANDA J
16213 N 99TH PL
SCOTTSDALE, AZ 85260

MOYER DAVID C/HOLLY A
12622 N 82ND ST
SCOTTSDALE, AZ 85260

MUCHMORE KIMBERLY A
16372 N 99TH PL
SCOTTSDALE, AZ 85260

MURRAY JOHN C/WHITNEY S
16125 N 99TH WAY
SCOTTSDALE, AZ 85260

NGUYEN THINH VAN/
NGOC CHAU TRAN
9860 E MIRASOL CIR
SCOTTSDALE, AZ 85260

NORTH SCOTTSDALE PK
INV LTD PART I
5744 E OAK ST
SCOTTSDALE, AZ 85257

ONEILL MICHAEL P/LINDA S
9854 E ROSEMARY LN
SCOTTSDALE, AZ 85260

OUSTERHOUT PAUL B
13269 N 101ST PL
SCOTTSDALE, AZ 85260

PACE GIUSEPPE
9868 E MIRASOL CIRCLE
SCOTTSDALE, AZ 85260

PANCARO JOSEPH R/
CORSARO SUELLYN
16247 N 99TH WAY
SCOTTSDALE, AZ 85260

PARK HYUNG JA
11293 E GREENWAY RD
SCOTTSDALE, AZ 85255

PARKER JASON/JILL
16411 N 99TH PL
SCOTTSDALE, AZ 85260

PARTNERS FOREVER LLC
8689 E SAL ALBERTO DR
SCOTTSDALE, AZ 85258

PATEL MANOJ G/SNEHAL M
16211 N 99TH WY
SCOTTSDALE, AZ 85260

PATEL SAMEER
16429 N 99TH PL
SCOTTSDALE, AZ 85260

PEARSON JERAME JAMES/
DANIELLE ELIZABETH TR
9837 E MIRASOL CIR
SCOTTSDALE, AZ 85260

PERRY G MICHAEL/SUSAN C
10111 E TIERRA BUENA LN
SCOTTSDALE, AZ 85255

PETERSON JOSHUA D/
HAUNCHER COLLEEN M
10114 E MORNING STAR DR
SCOTTSDALE, AZ 85255

PICUS JAMIE L
9907 E MONTE CRISTO AVE
SCOTTSDALE, AZ 85260

PINNACLE MCDOWELL INVESTORS LLC
PO BOX 130156
CARLSBAD, CA 92009

PLEASANT VALLEY INVESTMENTS LC
39 W EAGLERIDGE DR IMOT 102
NORTH SALT LAKE, UT 84054

POLLIFRONE ROCCO/LISA
9823 E ROSEMARY LN
SCOTTSDALE, AZ 85260

POSIN KEITH/JAN B
9853 E MIRASOL CIR
SCOTTSDALE, AZ 85260

ROHL RICHARD
15734 N 102ND ST
SCOTTSDALE, AZ 85259

ROMAN CATHOLIC CHURCH OF
DIOCESE OF PHOENIX
400 E MONROE
PHOENIX, AZ 85004

ROSS ADAM/ELIZABETH
9839 E ROSEMARY LN
SCOTTSDALE, AZ 85260

SANTO JUDITH L
10183 E TIERRA BUENA LN
SCOTTSDALE, AZ 85259

SCHRAM ELIZABETH A
10234 E SALT BUSH DR
SCOTTSDALE, AZ 85259

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

SCOTTSDALE HORSEMANS
PARK LTD PRT
6830 E HUMMINGBIRD LN
PARADISE VALLEY, AZ 85253

SCOTTSDALE UNIFIED
SCHOOL DISTRICT #48
3811 N 44TH ST
PHOENIX, AZ 85018

SHAHLAIE MASIH
16283 N 99TH WY
SCOTTSDALE, AZ 85260

SHANK JONATHAN/KARLA
16357 N 99TH PL
SCOTTSDALE, AZ 85260

SHENUSKI JOSEPH A/EDRIE M TR
12807 N 137TH ST
SCOTTSDALE, AZ 85259

SHINN LARRY W/
KINENS JENNIFER LYNN
9802 E COSMOS CIR
SCOTTSDALE, AZ 85260

SINGH ADISH R/EMILIE
9876 E MIRASOL CIR
SCOTTSDALE, AZ 85255

SINGLA VINEET/DANA L
9926 E ROSEMARY LN
SCOTTSDALE, AZ 85260

SMITH MONICA A
6350 N 78TH ST 294
SCOTTSDALE, AZ 85250

STABLER SANDRA L
16292 N 99TH PL
SCOTTSDALE, AZ 85260

STENGEL DIANE M
9821 E MIRASOL CIR
SCOTTSDALE, AZ 85260

STEPHENSON ANNE A
9733 KEENELAND ROW
LA JOLLA, CA 92037

STEPHENSON JOHN JR
PO BOX 31967
PHOENIX, AZ 85046

STEPHENSON RICHARD D/ROBERT
16388 N 99TH PL
SCOTTSDALE, AZ 85260

STEVENS BRIAN K/ERIKA D
4215 N DRINKWATER BLVD NO 259
SCOTTSDALE, AZ 85251

SUPPES DORA D
15731 N 102ND ST
SCOTTSDALE, AZ 85259

TA KHOI Q/MICHELLE M
16251 N 98TH PL
SCOTTSDALE, AZ 85260

TANABE DAVID/KATHERINE
10226 E SALT BUSH DR
SCOTTSDALE, AZ 85259

TERZIS PANAGOITIS/KATERINA
16191 N 99TH WY
SCOTTSDALE, AZ 85260

THOMAS JUDITH A TR
PO BOX 714
SCOTTSDALE, AZ 85252

THORNTON CRAIG M/KATHY
9831 E ROSEMARY LN
SCOTTSDALE, AZ 85260

THORPE CRAIG S/SHANNON M
1524 E VILLA RITA DR
PHOENIX, AZ 85022

TILLERY NICOLLETTE
9813 E MIRASOL CIR
SCOTTSDALE, AZ 85260

TOUSLEY CHRISTOPHER M/DEVRA S
16267 N 99TH PL
SCOTTSDALE, AZ 85260

TURNER SHIRLEY P/BAILEY LINDA E
9906 E MONTE CRISTO AVE
SCOTTSDALE, AZ 85260

U S A
135 N 2ND AVE
PHOENIX, AZ 85003

UNITED STATES OF AMERICA
VALLEY CENTER NAT BANK STE
2200
PHOENIX, AZ 85003

USA
135 N 2ND AVE C/O S BR OF RECLAM
PHOENIX, AZ 85003

VAN VOORHEES KELLY/CASSANDRA
9922 E MONTE CRISTO AVE
SCOTTSDALE, AZ 85255

WALLACE DUSTIN/AMY
10201 E BETONY DR
SCOTTSDALE, AZ 85255

WARRINGTON BRADLEY
10175 E TIERRA BUENA LN
SCOTTSDALE, AZ 85255

WATER RESOURCES INC
9723 E COCHISE DR
SCOTTSDALE, AZ 85258

WEISS TOBYE A TR
16231 N 99TH PL
SCOTTSDALE, AZ 85260

WESTCOAT WOODROW D/KIMBERLY
10223 E SALT BUSH DR
SCOTTSDALE, AZ 85255

WILLIAM AND NANCY HORNE
2003 TRUST
9923 E MONTE CRISTO AVE
SCOTTSDALE, AZ 85260

WINSTAR PRO LLC
16611 N 91ST ST #105
SCOTTSDALE, AZ 85260

WINTERS THANH T
9844 E MIRASOL CIR
SCOTTSDALE, AZ 85260

WOODSIDE TRAILS NORTH AT
HORSEMANS PARK
8950 S 52ND ST STE 115
TEMPE, AZ 85284

YU KEBIN/WANG XIAOJIE
9863 E ROSEMARY LN
SCOTTSDALE, AZ 85260

ZAHNISER SEAN M TR
15745 N 102ND ST
SCOTTSDALE, AZ 85259

ZISTAS KOSTAS
9870 E ROSEMARY LN
SCOTTSDALE, AZ 85260

ZISTATSIS MINAS
4776 N CENTRAL AVE
PHOENIX, AZ 85012

Al Ward
City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Laurie McCammon
11020 E. Acoma Dr.
Scottsdale, AZ 85259

Ron Roder
10732 E. Acoma Dr.
Scottsdale, AZ 85259

EQUESTRIA VILLAS

Neighborhood Open House Sign-In Sheet

Thursday August 11, 2005

Print Name	Address	Phone
1. COLIN SLAIS	15850 N. THOMPSON PEAK	480-403-1788
2. Kelly Collins	24256 N 74 th PL	480-5634484
3. Don Jansen		
4. Ron ROPER	10732 EAST ACOMA DR	
5. Ed Grant	16125 N. 99 th Way	480-245807
6. Tony TRIGILLO	15850 N. THOMPSON PK	480-7204028
7. Tami		
8. Kim Muchmore	16370 N. 99 th PL	480-225-7603
9.		
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EQUESTRIA VILLAS

Neighborhood Open House Sign-In Sheet

Thursday August 11, 2005

	Print Name	Address	Phone
1.	Bill Myers	10639 E. BAYVIEW	805-55-1188
2.			
3.			
4.			
5.			
6.			
7.			
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25.			

EQUESTRIA VILLAS
Neighborhood Input Card

PRINT NAME Ed Grant
ADDRESS 16125 N. 99th Way CITY Scotts ZIP 85260
PHONE (602) 602-595-6127 EMAIL edgrant4@yahoo.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Would like confirmation that the buildings contiguous
to streets (McDowell Mountain + Thompson Peak) will be 2
stories or less and under 26 feet above ~~from~~ existing
grade, which is lower than street-level currently. Please
contact me with confirmation.

EQUESTRIA VILLAS
Neighborhood Input Card

PRINT NAME RON RODER
ADDRESS 10732 EAST ACOMA DRIVE CITY SCOTTSDALE ZIP 85255
PHONE 480-473-8867 EMAIL RONR89@aol.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

I SUPPORT AN URBAN NEIGHBORHOOD CLASSIFICATION
AND R-5 ZONING FOR THE PROPERTY.

Technical Solutions • 3610 N. 44th Street #240 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505 • Email: info@technicalsolutionsaz.com

EQUESTRIA VILLAS
Neighborhood Input Card

PRINT NAME COLIN SLAIS
ADDRESS 15850 N. THOMPSON PEAK CITY SCOTTSDALE ZIP 85260
PHONE 480-403-1788 EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

WOULD LIKE TO SEE RESIDENTIAL, EITHER SINGLE
FAMILY OR MULTI-FAMILY. WOULD PREFER 2-STORY
VS. 3-STORY.

Technical Solutions • 3610 N. 44th Street #240 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505 • Email: info@technicalsolutionsaz.com

EQUESTRIA VILLAS
Neighborhood Input Card

PRINT NAME Kim Muchmore
ADDRESS 16372 N. 99th PL CITY Scottsdale ZIP 85260
PHONE 480-225-7603 EMAIL Kimberly.Muchmore@TAP.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Want parcel zoned from R-1-35 to R-5
for property located at 9975 McDowell Mountain Ranch
Rd. In addition, it needs to be noted that no
smell is ever evident at Horseman's Park from
Westworld.

Technical Solutions • 3610 N. 44th Street #240 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505 • Email: info@technicalolutionsaz.com

EQUESTRIA VILLAS
Neighborhood Input Card

PRINT NAME Tony Tripp
ADDRESS 15850 N. Thompson^{Peak Pkwy.} CITY Scottsdale ZIP 85260
PHONE 480-563-2150 EMAIL Taetec777@net

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT;

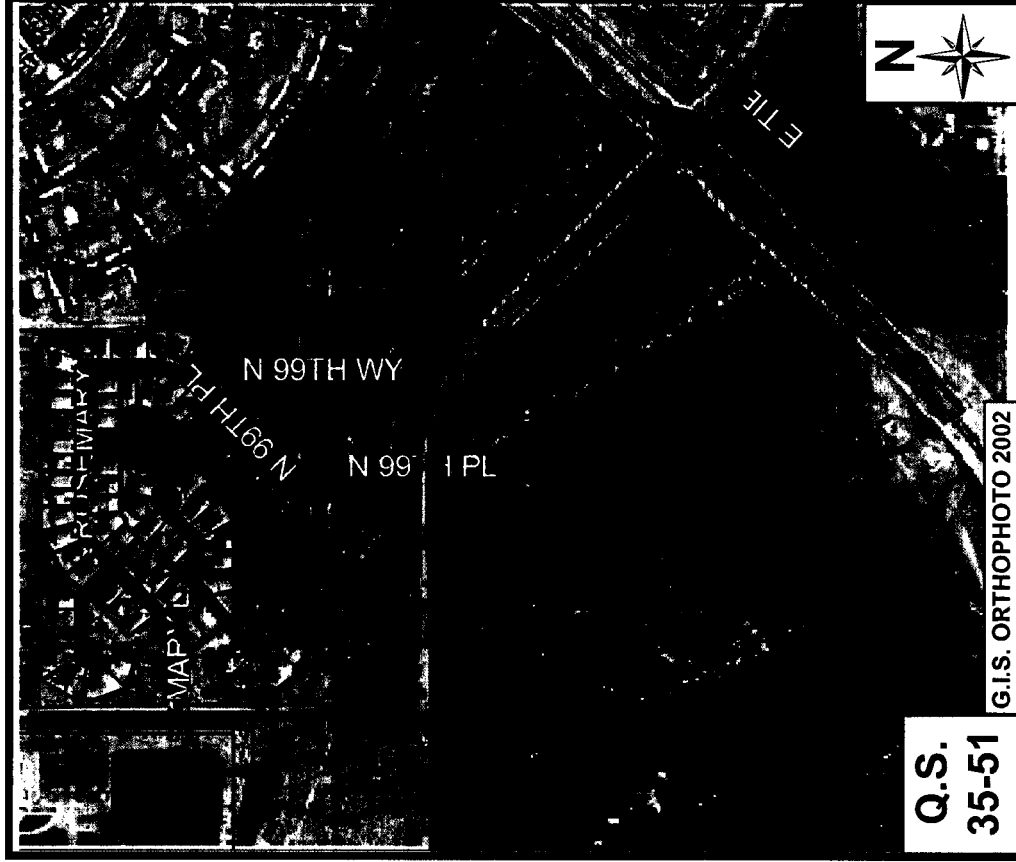
I do not want Industrial zoning
I would like the multi family
homes. I do not hear any
noise or smell anything.
Please let us know what is
going on.

Technical Solutions • 3610 N. 44th Street #240 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505 • Email: info@technicalolutionsaz.com

EQUESTRIA VILLAS - HORSEMAN'S PARK
Horseman's Park HOA Sign-In Sheet 8/29/05
Monday August 29, 2005

	Print Name	Address	Phone	EMAIL
1	SUE PANCARO	16247 N. 99 WAY	480-949-8830	
2	GERRY HRENCHIN	16195 N. 99 PL	480-816-1677	
3	Shirley Turner	9906 E. Monte Cristo	180-767-1015	
4	Jim Lewallen	9877 E. Mirasol Circle	402-510-0808	
5	Tati Smith	None	602-957-9191	
6	J.C. BUTTERRIES	9987 E. MONTE CRISTO	480-206-2916	
7	Ed Grant	16125 N. 99th Way	480-314-5815	
8	LINDA BAILEY	9906 E. MONTE CRISTO AVE	480-767-1015	
9	MICEL O'NEILL	9854 E. Rosemary Ln	480-473-1717	
10	Tom & Linda	9970 E. MONTE CRISTO	180-234-9225	
11	Kim Muchmore	16372 N. 99th PL	480-725-7623	
12	Judy DeFramed	9800 E. Cosmos Cr.	480-538-1665	
13	Bob & Ora Nejedlik	16231 N 99th Place	480-657-9610	
14				
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City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-foot

Additional Notifications:

- Interested Parties
- Horseman's Park HOA
- McDowell Mountain Ranch

Equestria Villas

10-GP-2005

ATTACHMENT #7

Vice-Chairman Steinberg asked Mr. Grant how the City's emphasis on sustainability and LEED certification would affect proposals. Mr. Grant answered that LEED certification is not currently required for private sector projects.

10-GP-2005 (Equestria Villas (San Bacara)), request by owner for a Major General Plan Amendment of the Land Use Element from Cultural/Institutional or Public Use to Urban Neighborhoods on a 4 +/- acre parcel located on the south side of McDowell Mountain Ranch Road, 1/4 mile west of Thompson Peak Parkway (9975 E McDowell Mountain Ranch Road).

Mr. Ward presented the staff report on this case. His presentation included aerial photography showing the rapid growth that has occurred since 1993. He identified the key issues relating to the case. The residential use may not be fully compatible with WestWorld. The Verde Canal runs through the site from northwest to southeast. Hopefully a preservation component of the development will recognize the existence of the historic canal.

Mr. Ward clarified that the cultural/institutional designation is not necessary for WestWorld, since it now seems unlikely that WestWorld would expand onto the property. This case had previously been considered in 2003 and since then many issues have been resolved.

Commissioner Heitel asked if staff could make recommendations about disclosures in perpetuity, so that anyone buying a home would be aware of the existence of WestWorld. Ms. Bronski committed that City Attorney's staff would look into the request and report back to the Commission.

Commissioner Barnett asked how the Verde Canal impacts the property. Mr. Ward replied that this is a historical facility that runs through the subject property and extends over to the Loop 101 frontage road. Opportunities exist for respectful treatment of the canal.

Ms. Susan Bittermansmith appeared on behalf of the Applicant. She noted that the application reflects changes that are taking place in the area. The proposed use would be more in keeping with the area as it is today.

Vice-Chairman Steinberg asked about ingress and egress from the site. Ms. Bittermansmith said they had met with the neighborhood associations that would be impacted. The Applicant is very aware of the need to find a solution to this issue.

Ms. Laurie McCammon addressed the meeting, indicating that she is very pleased with the residential element of the project.

12-GP-2005 (Winstar Pro), request by owner for a Major General Plan Amendment of the Land Use Element from Cultural/Institutional or Public Use to Urban Neighborhoods on a 10 +/- acre parcel located at the southeast corner of 99th Place and McDowell Mountain Ranch Road, 1/4 mile west of Thompson Peak Parkway.

Chairman Gulino noted that the subject property is adjacent to the property in the preceding application. Mr. Ward reported that there is a small area which is not part of either application and whose use is not to be changed.

Mr. Ward presented the staff report. The proposal was similar to the previous application to modify the General Plan. The Verde Canal traverses the property. Some State land is included as part of this application. The State has agreed to proceed with the General Plan amendment.

Mr. Skip Nemick addressed the Commission. The proposal is to build two and three-story homes with garages at ground level, beneath the homes.

Commissioner Heitel recommended disclosure to home buyers so that people would be aware of WestWorld. Mr. Nemick agreed that this needed to be disclosed in the public report.

Mr. Gerry Hrenchir, President of the Horseman's Park Association, addressed the meeting. He expressed major issues with the project, which are also shared by neighbors in McDowell Mountain Ranch. The Applicant had not approached the neighbors to communicate their plans. Major concerns are the development's proximity to WestWorld and the presence of the Verde Canal.

Mr. Hrenchir reported that their neighborhood is surrounded by existing condominium and apartment housing and a major new apartment complex is under development. This development would place pressure on the neighborhood infrastructure. The neighborhood has already seen an increase in crime which he attributed to the existing apartments and condominiums.

Ms. Toby Nydick, a resident of Horseman's Park subdivision said that her back gate is directly across the street from the proposed development. The street is already busy. A traffic survey has already concluded that traffic at McDowell Mountain Ranch and Thompson Peak Parkway is at its maximum capacity. If the amendment is accepted, traffic would increase in an already congested area.

11-GP-2005 (Windmill Pass), request by owner for a major General Plan Amendment of the Land Use Element from Suburban Neighborhoods to Office on a 7.73 +/- acre parcel located on the south side of Carefree Highway west of Scottsdale Road.

Ms. Wauwie presented the staff report. The proposal is for a minor office on a residential scale, one story high. This would create a balance between office and residential uses in the area. Carefree Highway is designated as a scenic corridor, thus a 100-foot scenic corridor easement is required. The major wash on the site would be preserved. Access to the site would be from Carefree Highway, so traffic would be filtered onto Scottsdale Road.

Vice-Chairman Steinberg asked Ms. Wauwie about any staff concerns regarding access to the site. Commissioner Heitel requested a description of the wash area. Commissioner Barnett asked about the setbacks on the scenic corridor and the depth of the parcel under consideration.

Mr. West addressed the meeting. Highlights of his presentation included a site plan. He addressed grading, drainage and flooding issues for the site. He noted that the maximum height for offices under the proposed zoning is 18 feet, lower than the 24 feet permitted for residential property under the current zoning.

APPROVED

DRAFT

13. 10-GP-2005 (Equestria Villas)

Mr. Ward presented the case per the staff packet. The proposal is to amend the General Plan from cultural/institutional and public use to urban neighborhoods. He noted that one of the issues is the proximity to WestWorld and concerns have been expressed relating to views, noise, lighting and odors. Staff recommends approval of the General Plan request.

Vice-Chairman Steinberg asked about the canal trail design. Mr. Grant indicated that staff would not support the Applicant's representation of the change to the Verde Canal.

Commission Schwartz asked Mr. Grant what staff had done to determine that this property might not have some benefit to the future growth of WestWorld. Mr. Grant stated that staff's evaluation was based on the relevancy and appropriateness of the request as opposed to impacts by an future growth.

Commissioner Heitel inquired as to a disclosure statement; a recorded document that passes with title so that future purchasers would be aware of the proximity of WestWorld. Mr. Grant agreed that there should be some formal representation. Commissioner Heitel indicated that this issue would be discussed in greater depth at the zoning hearing.

Ms. Bitter-Smith addressed the Commission on behalf of the Thomas Trust, the property owners. She noted the continuance of 16-ZN-2005, reporting that neighbors are happy that a residential use is proposed for the site, as opposed to an extension of WestWorld or industrial uses. The Applicant will work with City Attorney on wording of notification for potential buyers. The site is intended to be owner-occupied.

Ms. McCammon addressed the Commission on behalf of on behalf of the community group, expressing support for the residential General Plan change as well as opposition to the height in the proposal.

Commissioner Barnett asked whether the 36-foot height requested in the zoning application was available for ESLO property. Mr. Grant replied that the R-1 zoned land is restricted to 24 feet. Other zoning designations would have the ability to develop to the underlying district.

Mr. Hrenchir, President of the Homeowners Association for Horseman's Park, addressed the meeting. The Association supports the General Plan change in that area but requests that density be limited to no more than two storeys tall and a maximum of 10 to 12 units per acre. The

Association is opposed to additional rental housing in the neighborhood because of the increase in density and expressed traffic concerns.

Chairman Gulino asked staff about the packet they had received, noting that some documents relate to the zoning case, which was continued after being placed on the regular agenda. Ms. Galav confirmed that the stipulations are attached to the zoning cases and are not part of the General Plan amendments; Council would decide on these amendments without the stipulations.

Ms. Bitter-Smith stated the Applicant clearly understands more work is required on plans for the canal and the site. They will continue working on plans with the neighborhood.

In response to inquiries by Commissioner Barnett regarding the building heights and ingress/egress to the site, Ms. Bitter-Smith indicated that the those matters are still under discussion.

Commissioner Schwartz expressed concern about WestWorld and opined that there are better uses for the site. This development would preclude auxiliary uses needed for the future development of WestWorld. He is not in favor of this proposal.

Chairman Gulino expressed support for the General Plan change, noting the importance that the site plan preserve the integrity of the canal.

COMMISSIONER BARNETT MADE A MOTION TO APPROVE 10-GP-2005, AS IT IS STIPULATED IN THE STAFF PACKET.

COMMISSIONER HESS SECONDED THE MOTION. THE MOTION CARRIED WITH A VOTE OF 6 (SIX) TO 1 (ONE). COMMISSIONER SCHWARTZ DISSENTED.

14. 16-ZN-2005 (Equestria Villas

)

Chairman Gulino noted this item has been continued to a future date, pursuant to a previous motion.

15. 12-GP-2005 (Winstar Pro)

Chairman Gulino requested confirmation that if any of the General Plan amendments are sent to City Council for approval, the zoning of the subject properties remains unchanged. Mr. Grant confirmed that was correct.

Commissioner Schwartz asked whether, by changing the General Plan, the Commission was acknowledging that a higher intensity use could be

developed on the property. Mr. Grant agreed that amending the General Plan was recognizing that a higher density is appropriate. However, this is conditional on stipulations with the zoning, which can keep the density at less than the maximum for the district. Ms. Bronski added that if the zoning change is not approved, the site could be developed under the current zoning. Any zoning change would have to conform with the new General Plan designation.

Mr. Ward presented the case per the staff packet, noting that this case is an identical scenario to the previous case. The issues of concern are proximity to WestWorld, proximity to the master planned communities, the Verde Canal, and traffic. Staff recommends approval of the application.

Commissioner Heitel expressed concerns about protecting WestWorld, noting that this site may be of use to WestWorld in the future.

Commissioner Schwartz expressed doubt that home buyers would be effectively advised of the potential nuisance issues before they had made the decision to purchase.

Mr. Niemic addressed the issue on behalf of the Applicants. Ms. McCammon reported that the neighborhood had been given the choice between light industrial or higher density residential. Had the City been in a position to take the land for WestWorld and provide buffering, that would have been the ideal situation. Other amenities planned or under consideration in the vicinity include an aquatic center, a library, and the possible expansion of WestWorld.

Commissioner Barnett queried the option developing office space on the parcel. Ms. McCammon argued that although the neighborhood would welcome this type of project, the option is not economically viable. Commissioner Barnett noted that the Commission does not concern itself with economic questions and acknowledged that creating a site plan that would give the developer the desired density will be a challenge.

Commissioner Schwartz noted that the requested change could potentially allow for a maximum of 314 units. He noted that there is only one ingress/egress point to the parcel, on McDowell Mountain Ranch Road. Ms. McCammon remarked that had any other options been offered, the neighbors would have pursued them.

Mr. Hrenchir noted that the community has rallied behind low-density residential as a preferable alternative to the additional suggested uses of the property. There have been many meetings and negotiations. The community supported a density of 10 to 12 units per acre. Now that the State lands have been added to the property, the neighbors do not agree

with the potential total of 314 units. Traffic is a major concern. Ideally, this property would best serve as a buffer zone between WestWorld and the neighborhood, or as light industrial offices.

In response to a question by Vice-Chairman Steinberg regarding control of the State land parcel, Mr. Niemic explained that the State has authorized Mr. Bell to take the State land parcel through the General Plan amendment. Vice-Chairman Steinberg stated that the transition from WestWorld troubled him.

Commissioner Steinke asked if staff is aware of the letter of authorization with respect to the State lands. Mr. Grant said the Applicant is authorized to represent the State lands in the current General Plan amendment request. The land is expected to be auctioned within a few months.

Commissioner Steinke commented that it seemed as if plans were being made for property that the Applicant does not own. Mr. Grant explained that staff had looked at the most appropriate designation for the property from the land use perspective and had considered what type of buffering was permissible under the zoning to mitigate complaints from future residents. Office or urban residential would be suitable designations and give plenty of flexibility.

Commissioner Barnett inquired as to the urban neighborhood designation and questioned what would happen if the General Plan amendment is approved and if the State lands were auctioned to the City for incorporation into WestWorld.

Mr. Grant explained that such an occurrence would require an amendment to the WestWorld master plan. The General Plan would not need to be amended a second time under that scenario.

Commissioner Schwartz reiterated previous statements and opined that this type of use is inappropriate next to WestWorld.

Commissioner Heitel noted that even at ten units per acre this would be a dense development. He was surprised that the management of WestWorld had not provided input. He will not support the application.

Vice-Chairman Steinberg agreed with Commissioner Heitel, stating that the ideal scenario would be to incorporate all of the land into WestWorld. Office space would be an acceptable alternative as the traffic would not conflict with events held at WestWorld. Residential is a non-compatible use for the site.

Commissioner Steinke reiterated that this is a troublesome site. The State land question makes the issue even more complicated. He cannot support the General Plan as proposed.

Commissioner Barnett requested confirmation of permissible uses under the urban neighborhood designation. Mr. Grant explained that the urban neighborhood designation is a multi-family residential district with a range of between 8 and 23 units per acre.

Chairman Gulino queried the effects of the PCD overlay on the northern part of the property. Mr. Grant explained that PCD allows some flexibility in the overall planning of the total parcel. A parcel can be included in the PCD without amending the standards. The PCD does not apply to the State land.

Chairman Gulino expressed concern regarding the logistics. He expressed no problem with high-density residential on the parcels, but would not likely support 20 units to the acre. He added that the decisions can be handled through the zoning case.

Chairman Gulino noted the positive recommendation on Equestria Villas and opined that the decisions should be consistent. He requested that the Commission consider the point and expressed support for a recommendation for approval of the General Plan amendment as presented.

Commissioner Heitel noted appreciation for consistency, but there are differences between the two cases. He recommended not approving the present case under discussion.

COMMISSIONER HEITEL MADE A MOTION TO DENY 12-GP-2005 (WINSTAR PRO). COMMISSIONER SCHWARTZ SECONDED THE MOTION. THE MOTION CARRIED WITH A VOTE OF 6 (SIX) TO 1 (ONE). CHAIRMAN GULINO DISSENTED.

10-GP-2005 (Equestria Villas)

Commissioner Barnett requested that vote for the previous matter, 10-GP-2005 (Equestria Villas) be reconsidered. Ms. Bronski indicated that reconsideration would be in order.

COMMISSIONER BARNETT MADE A MOTION TO RECONSIDER 10-GP-2005 (EQUESTRIA VILLAS). VICE-CHAIRMAN STEINBERG SECONDED THE MOTION, WHICH CARRIED WITH A VOTE OF 4 (FOUR) TO 3 (THREE). CHAIRMAN GULINO, COMMISSIONER HESS AND COMMISSIONER HEITEL DISSENTED.

Chairman Gulino explained that the issue had arisen on whether or not the high-density residential urban neighborhood is really appropriate for the parcel. Six out of seven Commissioners feel that for the parcel to the west of Equestria Villas, Winstar Pro, this would not be appropriate. Some Commissioners feel that this would also be inappropriate for Equestria Villas. He invited Commission members to air their concerns and ask questions of the Applicant.

Commissioner Schwartz said his concern with all vacant sites in the area is how to use it to complement WestWorld. People may not be fully aware of the impact of WestWorld on their home until they are living there. He foresaw future complaints that would be directed to the City. Traffic congestion was another major concern with this project.

Commissioner Steinke said the two contiguous parcels, Equestria Villas and Winstar Pro, are interrelated, even though there are two applicants. This is a General Plan amendment. Considering the Winstar Pro parcel made it much clearer that there should be continuity between the two parcels.

Commissioner Barnett apologized for the confusion. He stated that he had been under the impression that service residential could be located there at the time of the zoning hearing. He commented that although contiguous, there are two separate parcels with two different owners. He had no particular problem if they were zoned differently or treated differently on the General Plan. He will change his vote to a "no" vote on the General Plan amendment. He feels that this parcel will not work as residential because of the proximity to WestWorld. He would like to see service residential on that land. Staff have explained that the General Plan application does not allow for that land use.

Commissioner Heitel said he did not disagree with the comments of the other Commissioners. He never intended to support the Applicant's request for 20 units per acre. If this comes up in the zoning case the Commission would be strongly opposed to anything approaching that density. The Verde Canal should be left in its current location and not realigned. That would allow for 30 units on 4 acres of land at a density of 8 units to the acre, which would be an appropriate land use.

Commissioner Hess concurred with Commissioner Heitel's remarks.

Vice-Chairman Steinberg agreed that reconsidering was the right approach to keep consistency in the area and to avoid future conflicts which he foresaw.

Chairman Gulino noted he would reserve his comments.

Mr. Thomas addressed the meeting on behalf of the Applicant. He noted that the 400-unit Dakota Apartments are right across the street to his property. Staff had estimated a total of 10 complaints about WestWorld per year and he was not aware of any from the Dakota Apartments. The property is far east of the entertainment center of WestWorld. He noted numerous other properties surrounding WestWorld which are zoned R-5 like the Dakota Apartments. His property is not contiguous to WestWorld and the Winstar Pro property would provide a buffer for his property. The two applications are completely separate and he feels that his property should stand alone. They are not involved with the other developer nor with the State land parcel.

Chairman Gulino expressed feeling the need to be consistent on the two applications. He feels that either service residential or residential would be fine in this area. He leans towards residential, however, because of his observation of the market. It is not the Commission's place to attempt to predict the market. There is a lot of vacant office space already available. Residential would likely be a more viable use. Some residents may choose to live near WestWorld. He would support a recommendation for approval of the General Plan amendment.

Mr. Thomas asked to be allowed to speak again. He said in 2003 the City had approached them to put light industrial on the property, such as office-warehouse. No heavy truck traffic would have been involved. This would have potentially provided a buffer to WestWorld. They felt this would have worked well. R-5 was also discussed at that time and office as well. Offices would allay the neighbors' concerns about trucks and not generate complaints about WestWorld. However, this is not a good office site. All the local developers had unanimously told the owners the same thing. He believes there is easy transition, which is the properties to the west. The City has previously approached the owners to buy the property. An appraisal is currently in progress. The application should stand on its own.

Ms. Bronski remarked that this discussion was out of order. The Commission cannot, in any way, take into consideration any possible negotiations between the City and the owners. Chairman Gulino requested that Mr. Thomas refrain from mentioning this topic again.

Mr. Thomas said that in 2003, the compromise solution was to have residential on the site. Chairman Gulino thanked him for his input.

Commissioner Steinke asked why the zoning portion of the two cases is continued. Mr. Thomas said staff had told him there were issues with the Verde Canal.

Mr. Ward reported that the primary reason for the delay was the concern with McDowell Mountain Ranch and Horsemen's Park with respect to the issues raised by Ms. McCammon about density and height. He acknowledged that the Verde Canal and overall circulation were other issues. Staff is seeking an overall design solution that will work for both property owners.

Chairman Gulino reminded the Commission that the decision before them is: commercial versus residential.

COMMISSIONER SCHWARTZ MADE A MOTION TO DENY CASE 10-GP-2005 (EQUESTRIA VILLAS). COMMISSIONER BARNETT SECONDED THE MOTION, WHICH CARRIED WITH A VOTE OF 4 (FOUR) TO 3 (THREE). CHAIRMAN GULINO AND COMMISSIONERS HESS AND HEITEL DISSENTED.

16. 13-ZN-2005 (Winstar Pro)

Chairman Gulino noted this item has been continued to a future date, pursuant to a previous motion.

17. 11-GP-2005 (Windmill Pass)

Ms. Wauwie presented the case per the staff packet. The Applicant requests a General Plan amendment from suburban residential to minor office land use designation. The proposed General Plan amendment would facilitate a change for the developer's desire for office development.

In considering this application, staff considered land use balance, economic vitality, open space preservation, community mobility. Staff recommends approval of the General Plan amendment.

Mr. West appeared on behalf of the Applicant. He noted that this matter was previously discussed at a remote hearing. The existing homes on the property were built over several years, the oldest dating to the 1920s. The current project satisfies the scenic corridor requirements and he believes are in accordance with the character of the surrounding neighborhood.

In response to questions by Commissioner Heitel relating to parking, Mr. West indicated that the most recent site plan provides for 236 spaces.



SPEAKER/CITIZEN COMMENT CARD

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Testimony is limited to 3 minutes per speaker. Additional time **MAY** be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together.

13	14
15	16

PLEASE PRINT NAME GERRY HRENCHIK MEETING DATE _____

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT PAES. HOA Horseman's Park

ADDRESS 16195 N. 99th PL ZIP 85260

HOME PHONE 480 816 1677 WORK PHONE 480 213 6632

☒ YES, I WISH TO SPEAK REGARDING ITEM # 13, 14, 15, 16

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

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GG2003-411SCC (11/03)
(2,000 - 6/05)



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14

PLEASE PRINT NAME LEON SPIRO MEETING DATE 28 SEP. 05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT _____

ADDRESS 7814 E. OBERLIN WY ZIP 85262

HOME PHONE _____ WORK PHONE _____

☒ YES, I WISH TO SPEAK REGARDING ITEM # 14

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

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13	14
15	16

PLEASE PRINT NAME Shirley Turner MEETING DATE 9/28/05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT HORSEMAN'S PARK

ADDRESS 9906 E. Monte Cristo Ave ZIP 85260

HOME PHONE 480/767-1015 WORK PHONE N/A

☐ YES, I WISH TO SPEAK REGARDING ITEM # _____

☒ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD. Agenda 13, 14, 15, 16

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☒ I AM OPPOSED TO AGENDA ITEM # 12 GP 2005,

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING 13 EN 2005, 10 GP 2005,

16 EN 2005

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HOW TO ADDRESS THE COUNCIL OR BOARD/COMMISSION:

- The chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
- Groups wishing to speak should elect a spokesperson to represent the views of the group.

Comments are limited to 3 minutes.

Speakers representing two or more persons may be granted additional time

A green light will appear when you begin your comments

A yellow light will appear when you have one minute remaining

A red light will appear when your 3 minutes are up

Comments

Horseman's Park residents are not opposed to apartments NOT to exceed 2 stories, not do we want the area flooded with dense traffic. This is environmentally sensitive areas.



SPEAKER/CITIZEN COMMENT CARD

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13, 14

PLEASE PRINT NAME LINDA BAILEY MEETING DATE 9-28-05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT HORSEMAN'S Park Development

ADDRESS 9906 E. MONTE CRISTO AVE ZIP 85260-2240

HOME PHONE (480) 767-1015 WORK PHONE NA

☐ YES, I WISH TO SPEAK REGARDING ITEM # _____

☒ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☒ I AM OPPOSED TO AGENDA ITEM # 13 and 14

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

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13, 14, 15, 16

PLEASE PRINT NAME WILLIAM ALLEN HORNE MEETING DATE 9/28/05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT _____

ADDRESS 9923 E. MONTE CRISTO AVE. ZIP 85260

HOME PHONE (480) 874-4197 WORK PHONE _____

☐ YES, I WISH TO SPEAK REGARDING ITEM # _____

☒ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☒ I AM OPPOSED TO AGENDA ITEM # 13, 14, 15, 16

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

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Comments are limited to 3 minutes.

Speakers representing two or more persons may be granted additional time

A green light will appear when you begin your comments

A yellow light will appear when you have one minute remaining

A red light will appear when your 3 minutes are up

Comments Both ITEMS (13/14) will distract from the existing neighborhood. The land should remain "open space". The area does not need any additional "multiple family" development. With the addition of the Agratic Center on Thompson Peak - there will be an increase in traffic which is already heavy.

Please give this card to the clerk at the meeting BEFORE public testimony begins on the item you wish to address.

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- Approach the podium and state your name and address for the record.
- Groups wishing to speak should elect a spokesperson to represent the views of the group.

Comments are limited to 3 minutes.

Speakers representing two or more persons may be granted additional time

A green light will appear when you begin your comments

A yellow light will appear when you have one minute remaining

A red light will appear when your 3 minutes are up

Comments I AM NOT IN FAVOR OF REZONING THIS AREA. IT IS DIRECTLY BEHIND MY HOUSE AND WOULD BLOCK MY VIEW TO THE SOUTH INCLUDING CAMEL BACK MOUNTAIN. THE PLANNING COMMISSION DID A GOOD JOB OF ZONING IT INITIALLY AND I AM SATISFIED WITH THEIR JOB.



SPEAKER/CITIZEN COMMENT CARD

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13

PLEASE PRINT NAME LEON SPIRO MEETING DATE 28 SEP 05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT _____

ADDRESS 7814 E. OBERLIN WY ZIP 85262

HOME PHONE _____ WORK PHONE _____

☒ YES, I WISH TO SPEAK REGARDING ITEM # 13

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

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(2,000 - 6/05)



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13/15

PLEASE PRINT NAME LAURIE McCAMMON MEETING DATE 9/28/05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT CITIZEN & McDowell Mountain Responsible Community Development Coalition

ADDRESS 11030 E. ALOMA DR. (MCDOWELL MOUNTAIN RANCH) ZIP 85255

HOME PHONE 480-496-6296 WORK PHONE FAX 480 502-0461 EMAIL: LAMCCASH@CDX.NET

☒ YES, I WISH TO SPEAK REGARDING ITEM # 13/15

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

☒ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING WINSTAR PRO, GP & REZONE EQUESTRIA VILLAS GENERAL PLAN & REZONE

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GG2003-411SCC (11/03)
(2,000 - 6/05)

McDowell Mountain Responsible
Community Development Coalition

October 22, 2003

Mr. George Bell
President/Land Research & Development
1661 N. 91st Street, Suite 105
Scottsdale, AZ 85260

Dr. Steven Weiss
President/CEO Sovereign
16611 N. 91st Street, Suite 105
Scottsdale, AZ 85260

Judy A. Thomas Trust
c/o John Thomas
7500 E. Lincoln Drive
Scottsdale, AZ 85250

Dear George, Steven and John,

The McDowell Mountain Responsible Community Development Coalition (MMRCDC) is pleased with the withdrawal of both the proposed General Plan change to Employment and the Zoning change to I-1 Industrial. The McDowell Mountain Community is appreciative of the willingness to include us in the discussions regarding the future development of the Sheeple/Thomas properties located in the vicinity of McDowell Mountain Ranch Road and Thompson Peak Parkway.

In addition, we tentatively support the exploration of specific residential type uses of this property. Based on our previous discussions, listed below are residential type uses on which we are willing to have additional dialogue pending specific information.

1. Luxury upscale residential condominiums, privately owned (priced \$300,000 and above), no more than two stories, (10-12 units per acre), in character with the surrounding residential community like McDowell Mountain Ranch.
2. Luxury, upscale resort timeshares privately owned (priced \$300,000 and above), no more than two stories, (10-12 units per acre), minimum of 30 day stay (open to discussion), in character with the surrounding residential community like McDowell Mountain Ranch.
3. Large lot equestrian subdivision (R1-35, nine-ten units total) as per Mr. Gessner's suggestion.

ATTACHMENT #10

• Page 2

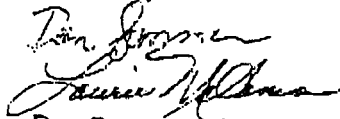
October 22, 2003

For all previous items:

- Parking: No commercial or oversized vehicles. Parking to be interior to property not on perimeter:
- No support for any kind of hotel or motel is implied by this letter.
- All Common Areas, i.e. pool, recreation, etc. to be in interior of property with exterior perimeter of property to be properly landscaped. (In order to buffer common use areas from surrounding residential properties.)
- Pursuant to the Environmentally Sensitive Land designation already attached to the property and proximity to the McDowell Mountains building height limited to 24 feet.

We look forward to assisting you in finding the appropriate use for the property. We thank you for including us in future meetings and discussions.

Sincerely,



Dan Sommer

Laurie McCarmon

Co-Chairs

McDowell Mtn. Responsible Community Development Coalition

CC: MMRCLC Committee

Randy Grant, Chief Planning Officer-City of Scottsdale

Kroy Ekolaw, Planning and Development Services General Manager-City of Scottsdale

Mayor Mary Marroes - City of Scottsdale

Scottsdale City Council:

Councilman Wayne Eton
Councilman Bob Littlefield
Councilwoman Cynthia Lukas
Councilman Ned O'Hara
Councilman David Ortega
Councilman Tom Silverman

November 4, 2003

Mr. Daniel J. Sommer
Ms. Laurie McCammon
Co-Chairs
McDowell Mountain Responsible
Community Development Coalition

Dear Co-Chairs and Coalition Members,

Thank you for your letter of October 31, 2003. We look forward to working with you on our zoning case and future developments.

For the record, it has been our understanding that during the process of discussions that all parties had agreed that should we proceed with a General Plan Amendment to Urban Neighborhoods and a zoning change to (R-5), you would support either luxury condominiums or luxury apartments, not to a requested density by Mr. Thomas of twenty (20) units per acre but equivalent to the density of the Dakota Apartments. It was Brad Gesner of Westworld, who was opposed to both condominiums and apartments.

As we have agreed to proceed to the next step in the process of applying for rezoning to a "Time Share/Resort Zoning", your present letter will suffice as your support for this proposed zoning.

Should it be necessary to change the direction of our zoning approach to an apartment type zoning, we will provide you more specific information, as per your request, so that you may find comfort in supporting this type of endeavor.

Thank you.

Respectfully,


Stephen L. Weiss


George H. Bell


John Thomas

cc. MMRCDC Committee
Randy Grant, Chief Planning Officer, City of Scottsdale
Kroy Ekblaw, Planning and Development Services General Manager
City of Scottsdale
Mayor Mary Manross, City of Scottsdale
Scottsdale City Council:
Councilman Wayne Ecton
Councilman Bob Littlefield
Councilwoman Cynthia Lukas
Councilman Ned O'Hearn
Councilman David Ortega
Councilman Tom Silverman

ATTACHMENT #11

Al Ward

7/11/05

Planning & Development Services Dept.

7447 E. Indian School Road - Suite 105

Scottsdale, AZ 85251 FAX - 480-312-7088

Dear Mr. Ward -

I am a homeowner in
Horsemen's Park Subdivision and a member of the
Architectural Committee.

I received your notice of
a pending application for a general plan amendment -
#10 - G.P. - 205, and #12 G.P. - 205, to rezone
from Cultural Institutional to Multi-Family
District.

Your department has advised
me that the proposal is limited to high-density
multi-apartment or town houses only.

When it was decided to
install a public pool at the S/E corner of the
intersection of Thompson Road, Rhee, and
McDonald Mountain Ranch Road, a traffic
survey was performed by the City of Scottsdale.
At that time it was disclosed that the intersection
was at a maximum traffic load.

Your department advised me
that the sole exit for the proposed high-density

buildings had only one exit, which was on
McDonald Mountain Ranch Road.

It would appear that due to
present maximum capabilities of the
intersection of Thompson Peak Blvd and
McDonald Mountain Ranch Road, that
any further traffic from high-density
use of the property would exceed the
capability of the intersection to handle
such traffic.

I and the members of the
Home Owners Association I have
spoken to are very concerned of the
obvious traffic overload.

Dodge A. Nydict
16231 W. 99th. Place
Scottsdale, Az 85260

(480) 657-9610

(FAX) - 538-3361

(480)

Equestria Villas (San Bacara)

CASE # 10-GP-2005

**Change from Cultural Institutional to
Urban Neighborhoods**

9975 E. McDowell Mountain Ranch Road

Judith Thomas Trust

Equestria Villas (San Bacara)

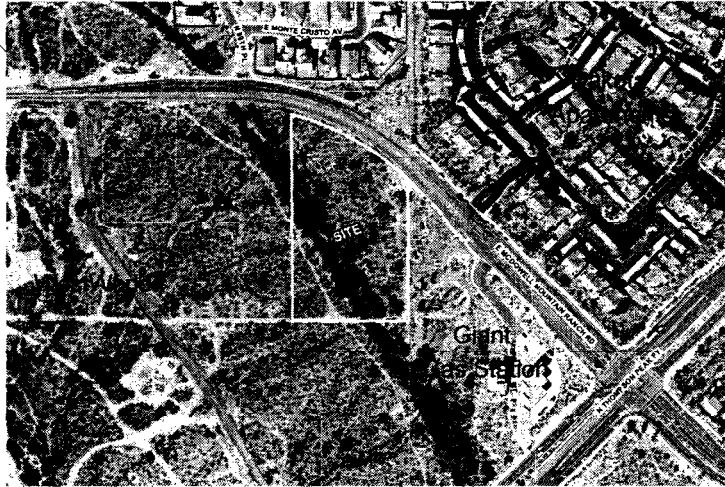


CONTEXT AERIAL - 2003

10-GP-2005

Equestria Villas (San Bacara)

Horsemen's Park Subdivision

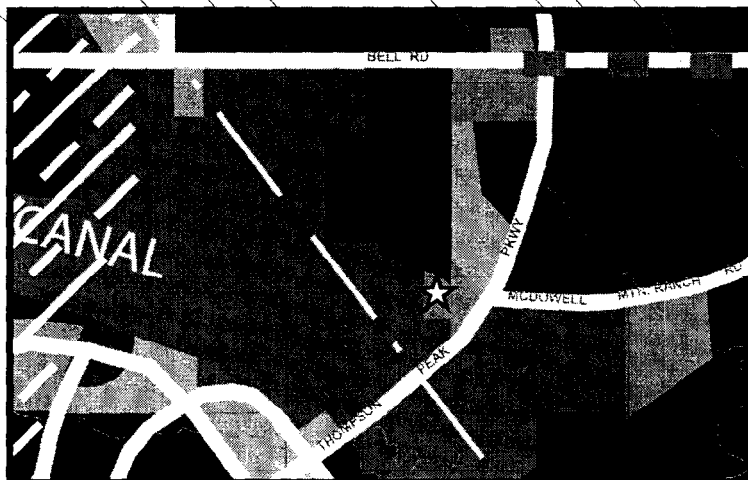


CLOSE AERIAL - 2003

10-GP-2005

Equestria Villas (San Bacara)

PROPOSED GENERAL PLAN CHANGE TO URBAN
NEIGHBORHOODS



10-GP-2005

Equestria Villas (San Bacara)



R1-35 ESL
PCD

ZONING MAP

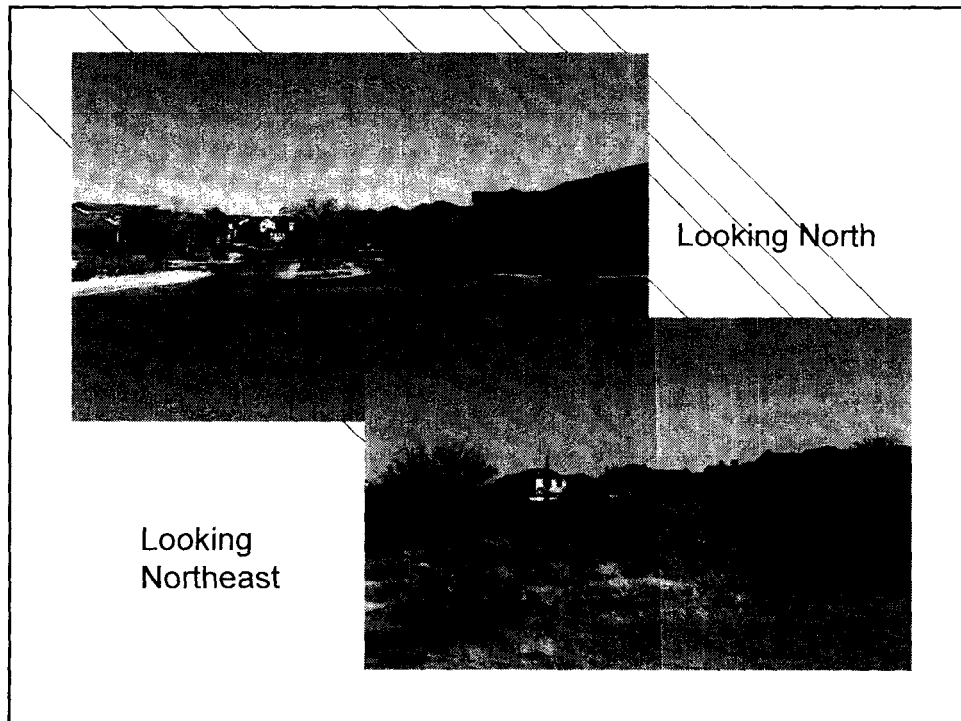
10-GP-2005



Looking West

Looking East



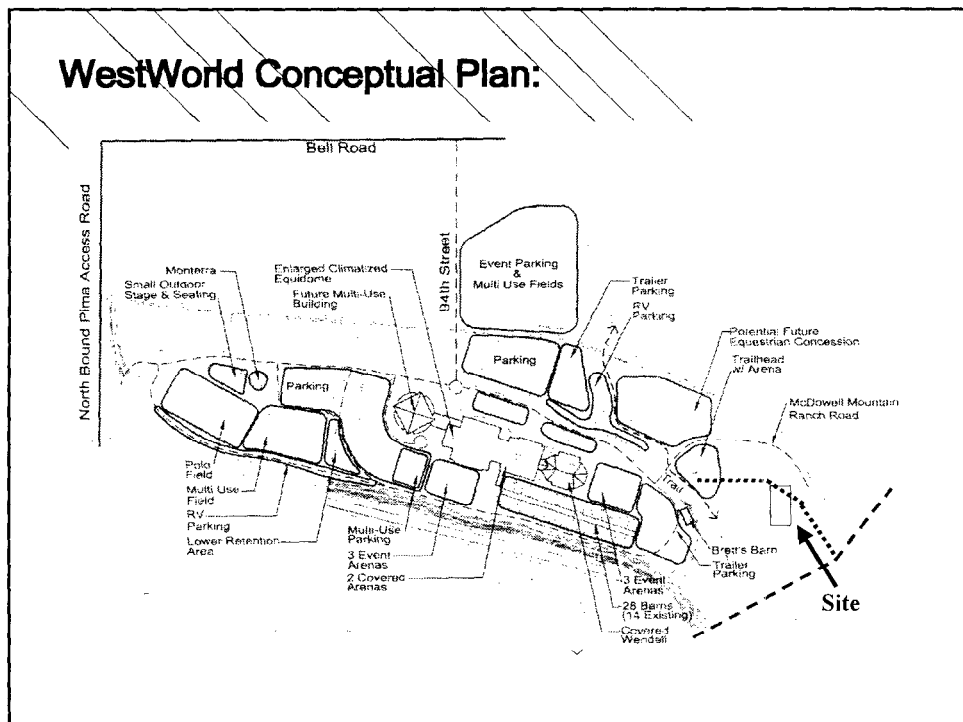


Proposal:

Amend the General Plan:

- From Cultural Institutional and Public Use to Urban Neighborhoods
- 4 acre property, adjoining 12 acre Winstar Pro site
- Surrounding General Plan categories, Commercial, Urban/Suburban Neighborhoods, Cultural Institutional
- Proximity to WestWorld: may create impacts relating to views, noise, lighting, odors and effects related to public events
- Verde Canal treatment, provision of trail

WestWorld Conceptual Plan:



Key Issues:

- Residential Use may potentially impact with WestWorld
- Verde Canal will be considered and preserved in the development
- Access to McDowell Mountain Ranch to the north
- McDowell Mountain Ranch and Horseman's Park Communities require compatible Land Uses

Traffic:

- TIMA prepared for this case, capacity exists for traffic
- McDowell Mountain Ranch Road, Major Collector road, capacity of 35,000 vehicles per day
- Current traffic levels are approximately 4,600 vehicles per day
- Signalized intersection at Thompson Peak Parkway operates at acceptable levels
- An overall traffic access and circulation plan will be required with zoning review

Planning Commission Recommendation:

- Denial of General Plan amendment request on September 28, 2005, 4-3 (this was a reconsideration of the prior vote to approve the case 6-1)